

8500 FM 2447; Chappell Hil

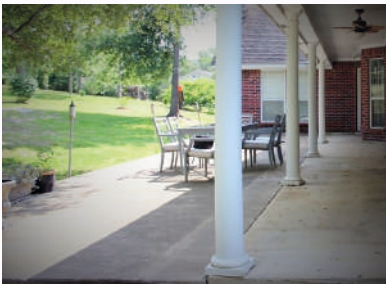
HAR MLS #: 83614359

\$349,000



Beautiful Interior

Located just minutes from historic Chappell Hill, this lovely, single story home has 3 bedrooms, 2 bathrooms, study and formal dining room with French doors. It rests among scattered trees and privacy. The home has a large patio with a view of the woods located at the rear of the property. The home has a split floor plan with a large master bedroom and bathroom. The numerous windows bring in the countryside view.



Bedrooms: 3
Bathrooms: 2
Year Built: 2000
Sq. Feet: 2,408
Garage: 2 car - attached

Acres: 3.40 +/-
Heating: Central Heating
Air: Central AC
Taxes: \$4,967.81
School District: Brenham
Water/Sewer: Community/Septic

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:



Melanie Holton
CENTURY 21 Holton Realty
Office: 979.277.9944
Cell: 979.277.4190
melanie.holton@C21.com
www.c21holtonrealty.com

Century 21
HOLTON REALTY



8500 FM 2447 Chappell Hill, TX 77426



Sign in
Reward:

Bird's eye Traffic

Fullscreen

Print

Share



ALLAN JACKSON, ET UX
3.40 ACRE (CALLED)
743/487, O.R.W.C.

(S 03°56'23" E 506.81')
S 03°53'02" E 507.45'
15' ELECTRICAL EASEMENT

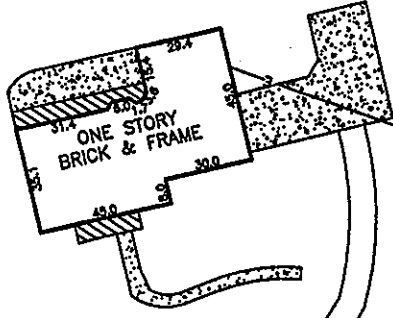
FND. 1/2" I.R.
S 86°02'03" W
33.85'
FND. 5/8" I.R.
(S 01°16'53" E)
S 01°09'33" E
101.53'
(101.53)

FND. 3/8" I.R.

F.M. 2447

N 86°07'13" E 251.43'

GRAVEL DRIVE



3.401 ACRES
930/291, O.R.W.C.



P.D.B.
FND. 1/2" I.R.

N 03°41'32" W 590.73'

15' ELECTRICAL EASEMENT

WILLIAM GARNER, ET UX
5.00 ACRES (CALLED)
740/323, O.R.W.C.

POWER POLE

SET 1/2" I.R.

Guy and anchorage consent to Texas Power & Light Co. in 104/86, D.R.W.C.
15' electrical easement to Bluebonnet Elect. Coop., Inc. in 753/514, O.R.W.C. does not affect this property.
Right-of-way easement to Old Ocean Fuel Co. in 727/559, O.R.W.C. does not affect this property.
Right-of-way easement to Texas Power & Light Co. in 69/77, D.R.W.C.
Bearings based on prior deeds.
Easements and building lines as provided by title company.

FLOOD PLAIN INFORMATION:

ZONE: "C"
PANEL: 481188-0007A
DATE: 5-24-77
G.F. NO.: A071032
JOB NO.: B07015711
SCALE: 1" = 60'

Purchaser ANITA M. LEANING & KEITH S. LEANING
Address 8500 F.M. 2447 CHAPPELL HILL, TEXAS 77426
Lot _____ Block _____ Sec. _____
Survey DAVID LAWRENCE SURVEY A-75
Area 3.401 ACRES
Subd _____
Vol. 830 Page 281 O.R. WASHINGTON COUNTY, TEXAS

To WASHINGTON COUNTY ABSTRACT COMPANY.

THIS DRAWING TO BE USED FOR THIS TRANSACTION ONLY AND NOT FOR ANY SUBSEQUENT TRANS

The undersigned does hereby certify that this survey was this day made, on the ground of the and correct, and that there are no discrepancies between the survey and the actual boundaries in area, boundary line, overlapping of improvements, easement, assessment rights-of-way, except as shown hereon, from dedicated roadway, except as shown hereon.

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Dated this 20th day of NOVEMBER 2007

Laplant Surveyors, Inc.

105 E. MAIN STREET, STE. 105 BRENNHAM, TEXAS 77833
(979) 421-9402 FAX (979) 421-9412

