

**2800 Blue Bell Lane
Brenham, Texas
Reduced to \$299,999**



Graceful living among a beautiful 1.71± ac. setting in a quaint country subd. located off Hwy 290.

Charm, Warmth, Traditional Elegance, 5-6bd, 4ba home, lovingly refurbished in 2007-08 with custom amenities. Lots of time & effort was placed into making this home a showplace that is move-in ready for the new owner.



Wonderful deck for relaxing or enjoying outdoor cookouts. Engineered & designed with braces & room under the deck for storage & a slab for your lawn equipment.

Scattered Trees Around Home
Wooded To Back of Property With Seasonal Creek
Limestone Flower Bed Borders ★ Stone walkways
One-Car Garage Built in 2007
Rebuilt Drive with Caliche Rock & Parking Area



Improvement Details

Central Heating & Air:

Upstairs Trane unit installed in 2003, but never hooked up or used until 2007.

Downstairs Trane unit installed in 1999.

Trane unit installed in 2003, but never hooked up or used until 2007.

Deck: Engineered & designed wooded deck built with treated lumber was installed in 2007. There is room under the deck for storage & a partial concrete slab for holding lawn equipment, etc.

Driveway/Parking: In 2007, the driveway was rebuilt with Caliche rock. There is a parking area for guests.

Fireplace: Limestone construction, wood burning with heatolater.

Flooring:

In 2008, Hand-scraped Walnut was installed in the formal dining, living area & breakfast area. It is a floating floor instead of being nailed as it allows more movement since the home has a pier & beam foundation. In some areas the flooring will feel "springy".

In 2008, ceramic tile flooring was installed over a cement board atop the subflooring which makes the flooring more stable & level.

In 2008, Berber carpet was installed in the master suite, staircase most upstairs rooms. 8lb padding was used underneath. **Garage:** 1-car garage installed in 2007 on a cement foundation. Due to building set-back lines, there wasn't room for a 2-car garage.

Grounds: In 2007, owner installed paved rock sidewalks & limestone flowerbed borders.

Other Updates:

Door knobs, locks & cabinet hardware installed in 2008

Interior/Exterior was painted in 2007.

Interior/Exterior lighting & plumbing fixtures installed in 2008.

Baseboards, door & window trim was installed in 2008.

Electrical updates in 2007.

Pier & Beam Foundation: In 2007-2008, the foundation was leveled & reinforced by Novatech. Paperwork available.

Termite Baiting: In 2004, Terminex installed termite baiting for protection against termites around perimeter of the home.

Well Pump: In 2003, Bilski Water Well Service installed a new pump & rebuilt the well shaft. Well chlorinated in Aug. 2008.

Windows: All windows installed in 1997. In 2007 owner made sure all windows were even with frames.

The room sizes are as follows:

Living/Family Room	17 x 23
Dining Room	13 x 15
Breakfast Room	8 x 16
Kitchen	14 x 14
Utility Room	15 x 6 PLUS washer dryer closet
Master Bedroom	15 x 16 plus large walk in closet
SE upstairs Bedroom	11 1/2 x 14 1/2 walk in closet in Jack & Jill Bathroom
SW upstairs Bedroom	11 1/2 x 14 1/2 walk in closet in Jack & Jill bathroom
NW upstairs Bedroom	13 x 13 two closets
upstairs bedroom	11 x 13 Large walk in closet
Game/Media room	14 x 18

*** All Information Provided by Seller ***



**Mocha-Glazed Maple
Savannah Cabinets from Lowe's**

**Granite Countertops
Tumbled Marble Backsplash
Stainless Under-Mount Sink,
Dishwasher & Stove w/Vent Hood
16" Tile Floors Over Cement Board**

**Updated Light Fixtures,
Bronze Hardware, Windows,
Baseboards & Trim**



Hand-Scraped Walnut Floors ★ Breakfast Area Has Large Picture Window For Abundant Light

Formal Dining has Bay Window, Updated Light Fixture, Baseboards, Windows & Trim



Light & Bright Living Area ★ Neutral Colors to Fit Any Décor

Open Floor Plan ~ Great For Entertaining Guests

Hand-Scraped Walnut Floors ★ Limestone Fireplace

Beamed Ceiling Creates A Country Flare

Updated Ceiling Fan, Windows, Trim & Baseboards

**A Bonus Area With Electrical Outlet
Is Located Under The Staircase
This Creates A Cozy Area for a Computer Or Library**





Upstairs:

**4-5 Bedrooms
Full Bath
Full Jack & Jill Bath**



Game/Media Room

- ★ Bay Windows
- ★ Wet Bar Connections
- ★ Balcony Access

**Add A Closet For 6th Bedroom
Seller Will Remove Wet-Bar If
You Don't Want It.**



**Spacious Landing
Sitting Areas or Office Area
Large Picture Windows
Mother Nature's Light Shines In
Custom Light Fixtures**



**2 bedrooms share this bathroom.
Glass-enclosed shower, cherry vanity
& linen closet, Travertine Tile vanity
countertop & shower walls, antique
pewter finish Price Pfister fixtures &
Kohler toilet & sink.**

**The bedrooms are generous in size
with walk-in closets & ceiling fans.**



2 bedrooms share a Jack & Jill Bath with a tub/shower combo, cherry vanities, Travertine Tile vanity countertop & shower tile, antique bronze finish fixtures & Kohler toilet & sinks. The bedrooms are spacious with abundant windows & ceiling fans.



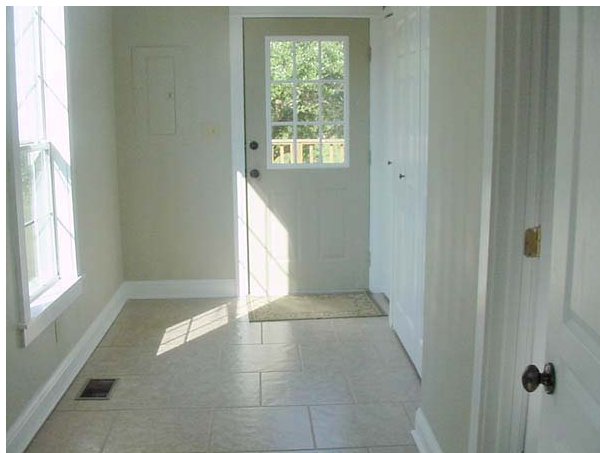
Master Suite:

**Light & Bright With Picture Window ★ French Doors Lead To Deck ★ Berber Carpet Installed In 2008
Large Walk-in Closet ★ Updated Ceiling Fan, Windows, Trim**



Master Bath:

**Cultured Marble Tub With Jets
Large Octagon Window
Cultured Marble Vanity
Twin Sinks
Large, Cultured Marble Shower
w/Bench & Double Showerheads**



Mudroom/Utility Room:

**Full Bath with Shower
Tile Floors
Neutral Colors
Hidden Washer/Dryer Area
Storage Closet
Room For A Freezer**



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