

\$1,495,000 - 8351 Highway 290 Highway W, Brenham

MLS® #1464341

\$1,495,000

3 Bedroom, 3.00 Bathroom, 2,845 sqft
Farms and Ranches on 42.20 Acres

None, Brenham, TX

Sheppard Creek Ranch is 42.20 acres turn-key and conveniently located only four miles to Burton and six miles to Brenham with 1,100 feet Highway 290 road frontage. The ranch has been used for hay production and has good wildlife habitat consisting of native grass, scattered Live Oak trees, and mature Pecan and Oak trees along Sheppard Creek and Ganske Creek. The home interior is designed for comfort with top-of-the-line finishes, and quality workmanship in every aspect of this custom built, two story, 2,895 square-foot, 3-bedroom, 2.5-bath, ranch-style home. Panoramic floor-to-ceiling windows, wood flooring, gas fireplace and fully furnished. The formal dining room is perfect to host family holiday meals and opens to a chefs kitchen with granite countertops, custom cabinets, gas range, second oven in the butlers pantry with unlimited storage. The master en-suite includes a huge walk-in closet, master bath with a bathtub and separate shower. This property includes a 1,200 square-foot guest home with 2-bedroom, 2-bath, and covered parking. Other improvements include a storage shed, garden shed, covered RV or livestock trailer parking, implement storage, chicken coop, large barn with additional storage, half bath, loft, and lean-to for livestock. Immaculate home and ranch buildings show pride of ownership. The opportunities are endless on this property! It can be your primary residence Home Sweet Home, weekend getaway with family and



friends (Round Top Antique Week is just down the road), home office, or VRBO. Burton ISD (you can apply to attend Brenham ISD). Currently in ag exemption hay production.

Built in 1997

Essential Information

ListingFeed	abor_vow
MLS® #	1464341
List Price	\$1,495,000
Sale Price	\$1,350,000
Sale Date	December 30th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,845
Acres	42.20
Year Built	1997
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8351 Highway 290 Highway W
Subdivision	None
City	Brenham
County	Washington
State	TX
Zip Code	77833

Amenities

Utilities	Above Ground Utilities, Propane, Sewer Connected, See Remarks, Water Connected
Features	See Remarks
Parking	Attached Carport, Additional Parking, Circular Driveway, Covered, Driveway, Electric Gate, Lighted, Paved, RV Carport
View	Pasture, Creek/Stream

Waterfront Creek, Seasonal, See Remarks

Interior

Interior Carpet, Wood

Appliances Double Oven, Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Gas Range, Microwave, Water Softener Rented, Vented Exhaust Fan, Warming Drawer

Heating Propane, See Remarks

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Free Standing, Gas, See Remarks

of Stories 2

Stories Two

Exterior

Exterior Features Lighting, Private Entrance, Private Yard, See Remarks

Lot Description Agricultural, Back Yard, Front Yard, Garden, Gentle Sloping, Sprinklers Manual, See Remarks

Windows See Remarks

Roof Metal

Construction See Remarks

Foundation Pillar/Post/Pier, See Remarks

School Information

District Burton Isd

Elementary Outside School District

Middle Outside School District

High Outside School District