

# \$1,250,000 - 12455 Hopes Creek Road, College Station

MLS® #1836681

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## \$1,250,000

4 Bedroom, 3.00 Bathroom, 3,220 sqft  
Farms and Ranches on 10.62 Acres

Valley Ridge Ph 01, College Station, TX

Ideally located on the coveted Hopes Creek Rd, Lone Hen Winery invites you to discover a property unlike any other. Surround yourself in peace and privacy, on the sprawling 10.5-acre estate nestled just minutes from the heart of College Station. Lone Hen Winery welcomes you with a classic home among the vineyards, offering the perfect blend of timeless charm and modern comfort, all set against a backdrop of breathtaking Texas countryside.

Custom built in 1993 (please enquire for full blueprints) with the elegance of a classic design that exudes historical character while still feeling modern. Spanning over 3,220 square feet with 4 bedrooms, 2 and a half bathrooms, multiple living spaces, and over 1,200 square feet of outdoor porches. Gorgeous kitchen renovations were completed in 2022, updating the appliances, cabinets, and fixtures. Just off the kitchen, a 500 square foot attached garage houses equipment for the winery (full list of equipment available). Heading outside, the large back porch overlooks 10+ raised garden beds - ready for your favorite vegetables and herbs. While some pets may get free-roam over the estate, the area directly around the home is fenced for their safety when needed.

Currently planted with just over 3 acres of 20+ year old vines, the 10-acre property provides endless possibilities for the future. Both Unwind among the trails on property, circling



the ponds and weaving amongst lush nature. A 1,300+ square foot metal barn is tucked into the vineyards for equipment and maintenance, and a 960 square foot detached garage is there to hold your ATVs. While this property offers a sense of seclusion, you'll still enjoy the convenience of being close to all that College Station has to offer. Driving, you're only 11 minutes to HEB and local shops, 13 minutes to Kyle Field, and 1.5 hours to Houston / 2 hours to Austin.

Built in 1993

### Essential Information

ListingFeed	abor_vow
MLS® #	1836681
List Price	\$1,250,000
Sale Price	\$1,085,000
Sale Date	May 28th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,220
Acres	10.62
Year Built	1993
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	12455 Hopes Creek Road
Subdivision	Valley Ridge Ph 01
City	College Station
County	Brazos
State	TX
Zip Code	77845

### Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Not Available, Water Connected
Features	See Remarks
Parking	Attached, Circular Driveway
# of Garages	5
View	Vineyard
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Wood
Appliances	Dishwasher, Disposal, Oven, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Farm, Garden, Level, Trees Medium Size
Windows	Bay Window(s)
Roof	Metal
Construction	Wood Siding
Foundation	Slab

### **School Information**

District	College Station Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District