

# \$3,750,000 - 22388 Murrell Road, Hockley

MLS® #9644142

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## \$3,750,000

2 Bedroom, 3.00 Bathroom, 2,350 sqft  
Farms and Ranches on 62.04 Acres

Samuel McCarley Survey, Hockley, TX

The buyer couldn't obtain financing. Great opportunity to live 35 minutes from downtown Houston in Waller County with a low tax rate of 1.9405 and an AG exemption to save on your property taxes. Once through the private gate is the breathtaking drive through the tree-lined driveway to the custom-built home that sits on 62.04 unrestricted cleared acreage. The one-story home features an open concept floorplan with a stunning home office, a spacious living room with mesquite wood flooring, a country kitchen, and a relaxing primary suite with a sitting area and walk-in closet. The property also features a barn with three oversized garage bays and a storage room, and a separate huge fully insulated workshop barn large enough to keep a boat, RV, or your classic car collection, or turn the 2187 sqft barn into a Barndominium for the kids in addition to the attached studio apartment for the in-laws. The options are endless for this dynamic property that comes with all the improvements needed to live a lavishly private life.



Built in 2007

## Essential Information

ListingFeed	abor_vow
MLS® #	9644142
List Price	\$3,750,000
Sale Price	\$3,150,000

Sale Date	November 17th, 2023
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,350
Acres	62.04
Year Built	2007
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	22388 Murrell Road
Subdivision	Samuel McCarley Survey
City	Hockley
County	Waller
State	TX
Zip Code	77447

### **Amenities**

Utilities	Cable Available, Electricity Connected, Propane, Underground Utilities
Features	None
Parking	Additional Parking, Covered, Carport, Door-Multi, Detached Carport, Driveway, Detached, Garage Faces Front, Garage, Guest, Gated, Lighted, Oversized, Paved, Private, RV Carport, RV Access/Parking, Storage, Secured
# of Garages	3
Garages	Garage Door Opener
View	Panoramic, Pasture, Rural, Trees/Woods
Waterfront	Pond

### **Interior**

Interior	Carpet, Stone, Tile, Vinyl, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Convection Oven, Double Oven, Dryer, Dishwasher, ENERGY STAR Qualified Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator, Washer
Heating	Central, Fireplace(s)

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Agricultural, Cleared, Farm, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Private, Rolling Slope, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Medium Size
Windows	Aluminum Frames, Bay Window(s), Insulated Windows, Window Coverings
Roof	Composition, Shingle
Construction	Brick, Cement Siding, HardiPlank Type, Radiant Barrier, Stone
Foundation	Slab

### **School Information**

District	Waller Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District