



Exclusively Marketing by Roland Reichardt



**1350 Live Oak Lane
12 Pristine Acres in Brenham , Texas
\$725,000**



Google Map Overview of 1350 Live Oak Lane Brenham, Texas



Tax Id No.: R49708

Taxes: \$2,382.00

School District: Brenham

Legal Description: A0068 KEGAN, JAMES, TRACT 113

1350 Live Oak Lane

House SF: 5538

Barn Guest House

12.766 Acres

4 BdRms 3 Baths Pool

Storage Workshop

A Stroll Around the Home!



**This exquisite 5300'
custom build home sits on
12 manicured acres in the
heart of Brenham Texas.**



Pretty Walkways

Lighted Grounds

Wonderful Views

Private Pool/Waterfall

**Attached Garage
w/ 2 Car Porte-chere**

Additional Parking



12.277 Manicured Acres!



Ag Exception for Hay Production



Groomed Riding Path



**Pond, Framed by Live Oaks
Lush Pastures**



2 Overhead Doors

**Workshop has
Full Quarters
& Kitchen!**



**Huge Workshop
Concrete Floor**





**22" Foyer w/
glass transit
over leaded
dbl Glass
doors and
walls of glass
across the
rear flood
the home
with natural
light!**



**Berber in all
carpeted
areas**

Absolutely exquisite custom home built in 1999 and has been meticulously maintained with soaring ceilings and an awesome open concept. The home has 5358 sq ft of living space with three bedrooms down, including the master, and a 12x29 bonus room upstairs which is the 4th bdrm and a full bath. An upstairs, (very spacious), game room has a balcony overlooking the pool and grounds. The kitchen is any chiefs culinary delight to entertain in. Other amenities include a spacious laundry room, three fireplaces, wonderful closet space, (especially the master), and tons of built-ins.

The home sits on 12 .766 acres with meticulous landscaping, pool, and wonderful mature live oaks There is a pond and section pasture w/hay production to keep the Ag Exempt Status!

The large workshop has concrete flooring and two overhead doors. There is a full kitchen and quarters as well.

The Kitchen-Built with Entertaining in Mind!

**Corian Counters, Wrap Around Bar, and Island
Subzero, Blt In Convection/Microwave, Tile Flrs**



Totally Open Entertaining Concept



**Living Area, Berber Carpet,
Fireplace, Walls of Windows**

**Butler's Pantry off Kitchen open to a Private Formal
Dining Room Surrounded by Walls of Windows!**



**Delightful
Breakfast
Area**

Three Bedrooms Down Stairs!



The Master



Master with a Fireplace
Great Mstr Bath & Closets



2nd Bed Room - Down



3rd Bedroom
Down



← A 12 x 29 Bonus Room Upstairs!



20x25 Game Room



Built In Area for Crafts
Berber Carpet



The Game Room Balcony
Overlooks the Grounds!

https://www.youtube.com/watch?v=2_aEhdBW94M&feature=youtu.be

Please watch the YouTube Video on the Beautiful Property!



A third generation Texan and graduate of West Texas State University was raised on a working Cattle Ranch in Colorado County, Texas. These roots have given Roland a deep understanding of the land, the people, and the market. As a licensed Realtor with Texas Select Properties since 2000, Roland specializes in selling Farm and Ranch properties, Raw Acreage, and South Texas Hunting Ranches. His expertise in understanding executive, surface, water, and mineral rights, as well as 1031 tax exchanges is extremely important to customers and clients buying Texas Real Estate.

Roland L.

Reichardt Rolandtsp@gmail.com

Mobile:

713-515-1726

www.texasselectproperties.com

www.linkedin.com/pub/roland-l-reichardt/48/327/723

Visit my Personal YouTube
Video:



www.youtube.com/user/rolandtsp