

**Exclusively Marketing by Roland Reichardt** 











#### Google Map Overview of 1350 Live Oak Lane Brenham, Texas



Tax Id No.: R49708 Taxes: \$2,382.00 House SF: 5538

1350 Live Oak Lane

12.766 Acres

School District: Brenham Barn Guest House

4 BdRms 3 Baths Pool

Storage Workshop

Legal Description: A0068 KEGAN, JAMES, TRACT 113

### 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

2 Overhead Doors

Workshop has Full Quarters & Kitchen!







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



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



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







**Totally Open Entertaining Concept** 



Living Area, Berber Carpet, Fireplace, Walls of Windows



Delightful Breakfast Area

#### **Three Bedrooms Down Stairs!**





Master with a Fireplace Great Mstr Bath & Closets



20x25 Game Room







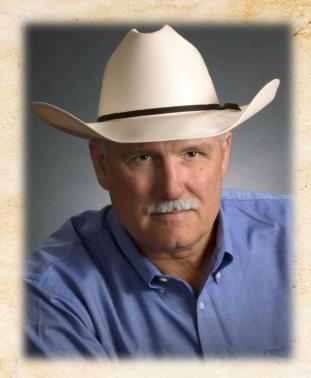
Built In Area for Crafts Berber Carpet



The Game Room Balcony
Overlooks the Grounds!



A 12 x 29 Bonus Room Upstairs!



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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.

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