$700,000.00

## 4306 BRAZOS RIVER RD, FREEPORT, TX 77541, USA

https://bunkerhillhomes.com

BRAZOS RIVER WATERFRONT & ACREAGE NEVER FLOODED! Enjoy fishing & relaxing in your back yard surrounded by shaded oaks & pecan trees. Immaculate 4.15 acres 2 story 3206 sq ft 4 bed 3.5 bath oversized 2 car detached garage w/hosting area for all celebrations & storage building 16X24. Upon entry you are immediately greeted w/high [...]

# Rooms & Units Description

**Property title:** 4306 Brazos River Freeport Texas 77541

**Room Count:** 13

**Room Description:** Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Living/Dining Combo,Loft,Utility Room in House

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Shower Only,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Photo Count:** 49

**Additional School:** AUSTIN ELEMENTARY SCHOOL (BRAZOSPORT)

**Original List Price:** 700000.00

**Key Map:** 883Y

## Property Details

**Parcel Number:** 0020-1638-150

**Lot Desciption:** Cleared,Water View,Waterfront

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 218.34

**Acres:** 4.15

**Acres Desciption:** 2 Up to 5 Acres

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Covered Patio/Deck,Partially Fenced,Porch,Private Driveway,Side Yard,Storage Shed,Workshop

**Interior:** 2 Staircases,Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Split Level

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Converted Garage,Single-Wide Driveway,Workshop

**Garage Desc:** Detached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Electric

**Cool System:** Central Electric

**Energy:** Ceiling Fans

**Kitchen Desc:** Breakfast Bar,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Reverse Osmosis,Walk-in Pantry

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Septic Tank,Well

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick

**Water Amenity:** River View,Riverfront, River View,Riverfront

## Fees & Taxes

**Tax Rate:** 1.9423

**Tax Amount:** 11252

**Tax Year:** 2022

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 5

**County Or Parish:** Brazoria

**School District:** 7 - Brazosport

**Directions:** Hwy 288 S to FM 2004 exit toward Richwood. Slight Right onto FM 2004 S. Turn Left onto Brazos River Rd/Old Brazos Rd/County Road 400. House is on the left 1.6 miles down.

**School Elementary:** AUSTIN ELEMENTARY SCHOOL (BRAZOSPORT)

**School Middle:** FREEPORT INTERMEDIATE SCHOOL

**School High:** BRAZOSPORT HIGH SCHOOL

**Subdivision:** S F Austin

**Geo Market Area:** Freeport

**State:** Texas

**Zip:** 77541

**City:** Freeport

## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Mud,Sellers Disclosure

**Exemptions:** Homestead,,,,Senior,

**Finance Available:** Cash Sale,Conventional,FHA

**Range Type:** Electric Cooktop

**Legal:** A0020 S F AUSTIN TRACT 1 (J & W ETHRIDGE S/D) (DIV 17) ACRES

**DOM:** 47

## Courtesy of

**List Office Name:** eXp Realty, LLC

