

9360 COUNTY ROAD 446, SNOOK, TX 77878





# WELCOME HOME.

Nestled in the middle of more than 32 acres you will find a breathtaking ranch style farmhouse, ready for your memories to be made! When you walk through the door, you will be in awe of the 28-foot vaulted ceiling with wood beams, gorgeous wood floors throughout and a spectacular chef's kitchen. The open living concept is perfect for entertaining, and numerous windows throughout the living area provide a picturesque view of the gorgeous terrain and backyard retreat. All bedrooms have wood floors, spacious closets, ceiling fans, and bathrooms with granite vanities. The fourth oversized bedroom is currently being used as an art studio but can be easily converted to an additional bedroom with full bath. When escaping to the back patio, you are welcomed by multiple covered patios for relaxation. Beautifully and thoughtfully designed landscaping surrounds the stunning swimming pool and hot tub, and in the evenings, enjoy Texas sunsets, year-round, from the comfort of your backyard. This gorgeous property is home to not only a stock pond up-front but a beautiful one-acre pond in the backyard as well! When exploring your fenced land, keep your eyes peeled for a glimpse of wildlife; from deer to a wild turkey and even a bobcat! Lastly, behind the main house, you'll find a hidden gem, perfect for guests -- a 1bed/1bath cabin, complete with a full kitchen and living room. This once in a lifetime property is only a short 20 miles to Kyle Field and all that Bryan-College Station has to offer!

\$995,000

SALE PRICE

4

BED

3.5

BATH

2

CAR

32.45

ACRES

4,818

SQUARE FEET

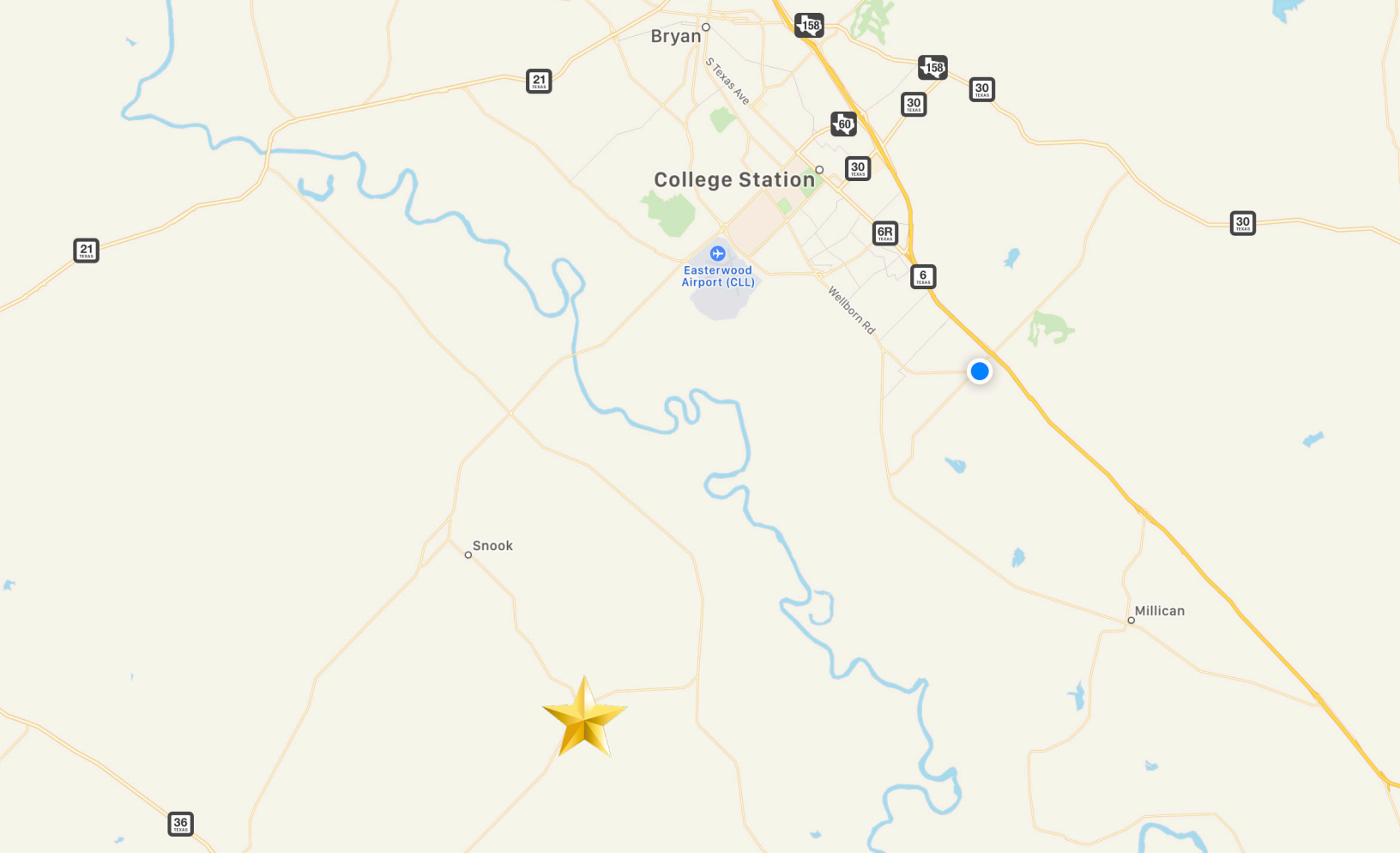
\$206.52

PRICE / SQUARE FOOT









Bryan

College Station

Easterwood  
Airport (CLL)

Snook

Millican

S. Texas Ave

Wellborn Rd

# IT'S ALL ABOUT LOCATION

The hustle and bustle of Bryan-College Station awaits, just a short drive away -- home to Texas A&M University, local shopping, restaurants, and entertainment.

20 MILES

FROM KYLE FIELD

22 MILES

FROM HEB-TOWERPOINT

20 MILES

FROM CENTURY SQUARE



# EVERYTHING YOU NEED

1

LIVING

2

DINING

2

PONDS

WOOD & TILE

FLOORING

GRANITE

COUNTERS

STAINLESS  
STEEL

APPLIANCES

METAL

ROOF

NATURAL  
LIGHTING

THROUGHOUT

POOL &  
HOT TUB

BACKYARD

PRIVATE  
GUEST  
QUARTERS

CABIN





# DETAILS

## AREA HOSPITAL

- CHI St. Joseph Health Regional Hospital (24mi)



## UTILITY PROVIDER

- Bluebonnet Electric Cooperative (Electric)
- Water Well (On-Property)
- Rise Broadband (Internet)
- Dish Network (Satellite)
- Fayetteville Propane Co, Inc. (Rented)
- Septic System (On-Property)
- Pay for Pickup (Trash)





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