

# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$299,500 **REDUCED!!!**  
**Type:** Residential  
**Address:** 322 E. Hilltop  
**City/County:** CHAPPELL HILL, Washington County  
**Bed/Bath:** 5 Bed, 2.5 Bath  
**Size/Acreage:** ~2,540 Sq. Ft., ~3.254 Acres  
**ID No.:** 104186  
**Listing Name:** 3222 E.HILLTOP  
**Status:** Active

Ready to leave the big city behind and come enjoy the quiet life of the country? Look no further! 3222 E Hilltop is nestled in the back of the Chappell Hills subdivision conveniently located within minutes of historic downtown Chappell Hill and Hwy 290. This quaint subdivision offers the peace, quiet and space one looks for in the country while providing the security of good neighbors and a great location. This property is just the right size at ~3.25 acres and includes a large metal storage building. The home is a great size and it's good bones are ready for some personal and modern touches. This property has much to offer and features include: \* 5 beds/ 2.5 baths\* Master bedroom downstairs\* ~3.25 acres with separate pasture \* Large metal building\* Idyllic, tree covered drive\* Quiet, country subdivision\* Great location\* Much more!

Don't hesitate to come out and see this one today!

**Call Chris Kamprath at 409-594-7730**



## Improvements

- 5 Bedrooms
- 2.5 Bathrooms
- Approx. 2,540 Sq Ft
- Const. Type: Standard Frame
- Multi-level Floor
- Brick Exterior
- Composition Roof
- Year Built: 1974
- Age Range: Over 20 Yrs
- CHA
- Fireplace

## Land Features

- Maint. Fees: \$0
- Minerals Conveyed: None

## Financing

- Cash
- Conventional

**Directions:** Heading North on FM 1155 from Chappell Hill turn right into the Chappell Hills subdivision on Valley Dr. Turn left on Park Ln and then right at the 'T' on Clarann Ln. Follow Clarann to turn right onto E Hilltop (through the stop sign). Property will be on the right hand side. Look for sign out front.

No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.



