

**262 County Road 002, Hallettsville, TX
77964**
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Hallettsville, TX 77964

\$995,000
2± Acres
Lavaca County



262 County Road 002, Hallettsville, TX 77964
Hallettsville, TX / Lavaca County

SUMMARY

Address

262 County Road 002

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Residential Property, Single Family

Latitude / Longitude

29.469182 / -96.940717

Taxes (Annually)

9493

Dwelling Square Feet

2466

Bedrooms / Bathrooms

4 / 3.5

Acreage

2

Price

\$995,000



PROPERTY DESCRIPTION

Located in Hallettsville's 'The Settlement' subdivision, this impressive small acreage property features unmatched amenities & curb appeal highlighted by 2.00 manicured acres with multi-level home, shop with living space & one-of-a-kind backyard with pool!

Built in 2017, the custom 4BR/3.5BA home features partial stone exterior with standing seam metal roof & has 2,466 sqft of living space with 3,554.50 sqft under roof, including attached garage, front porch & covered back patio. Note- sqft provided by LCAD.

Located downstairs, the master bedroom has its own access to pool area, dressing closet with barn door for added character & ensuite featuring a walk-in closet, copper soaking tub, spacious tiled shower & separate vanities. Two more bedrooms are located downstairs on the opposite end of the home & are joined by a Jack & Jill bathroom. The fourth bedroom is located upstairs with full bathroom & walk-in closet.

Chefs will appreciate the gourmet kitchen's plentiful cabinet space, granite countertops, island with sink & Frigidaire Professional refrigerator.

The family room is open to the kitchen & includes a wood burning fireplace, vaulted ceiling with windmill fan & French doors opening to the covered back patio that's ideal for BBQing.

The office adjoins the foyer & features a large window that lets in natural light & offers colorful views of the professionally landscaped yard with irrigation system.

Coming in from the two car attached garage you access the large laundry room & half bath before entering the kitchen or master bedroom.

Rest, relax & entertain in the backyard's fun-filled atmosphere featuring pool with hot tub & cascading rock waterfall.

The 30'x50' insulated shop is half garage with two overhead doors & half living space with 1BR/1BA, kitchen, open space with pool table & French doors opening to porch overlooking the pool area. A lean-to off the shop provides additional storage space for tools, toys & equipment.

The property has two entrances from the county road with circle drive & open area south of the home for additional improvement possibilities.

Pride of ownership is apparent & even the most discerning buyer will appreciate the property's mint condition. With so much to offer, this is a unique small acreage property where there's something for

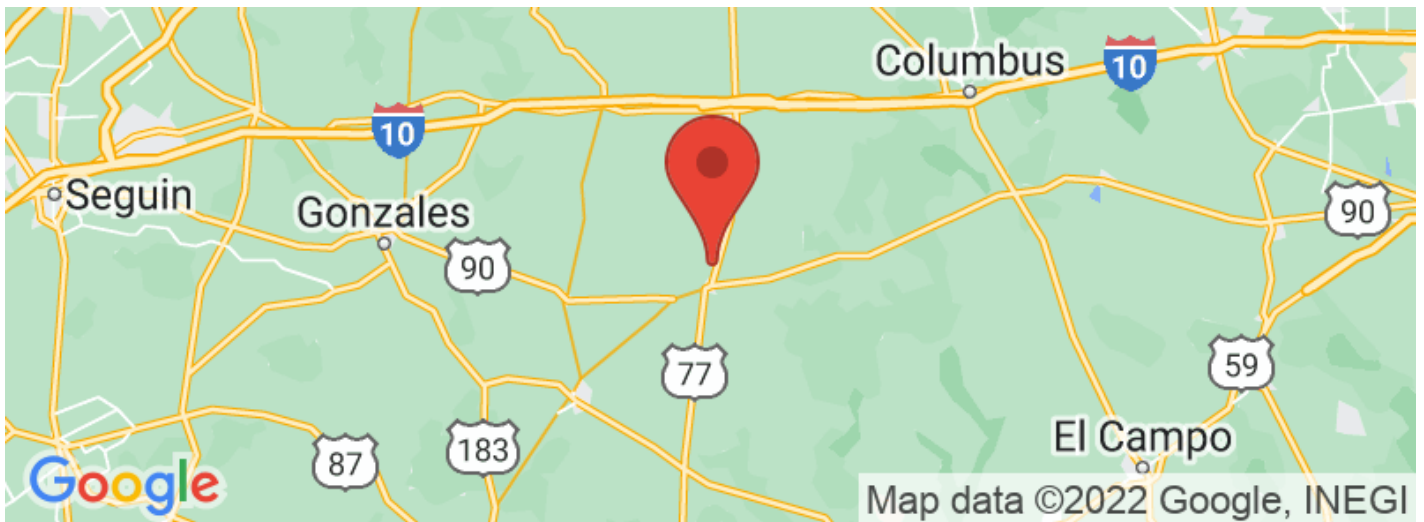
everyone to enjoy!

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Locator Maps

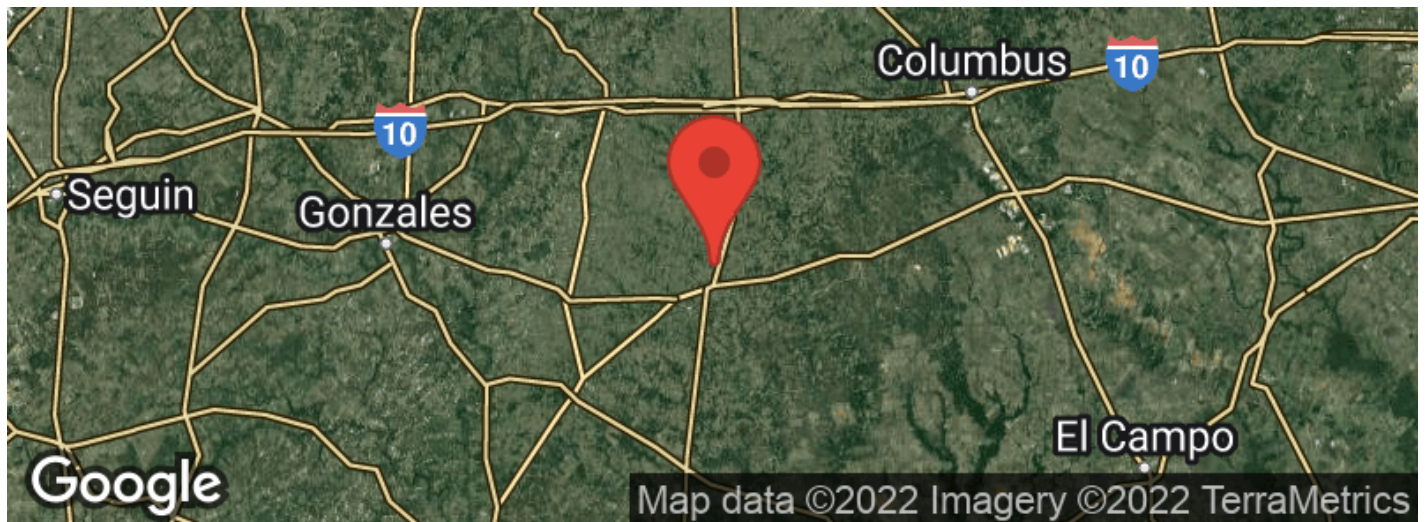


MORE INFO ONLINE:

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Aerial Maps



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NOTES

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