

**Lake Brownwood Estate**  
10395 County Road 454  
Brownwood, TX 76801

**\$1,000,000**  
2.250± Acres  
Brown County





**Lake Brownwood Estate**  
**Brownwood, TX / Brown County**

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**SUMMARY**

**Address**

10395 County Road 454

**City, State Zip**

Brownwood, TX 76801

**County**

Brown County

**Type**

Lakefront, Recreational Land

**Latitude / Longitude**

31.870679 / -99.038409

**Acreage**

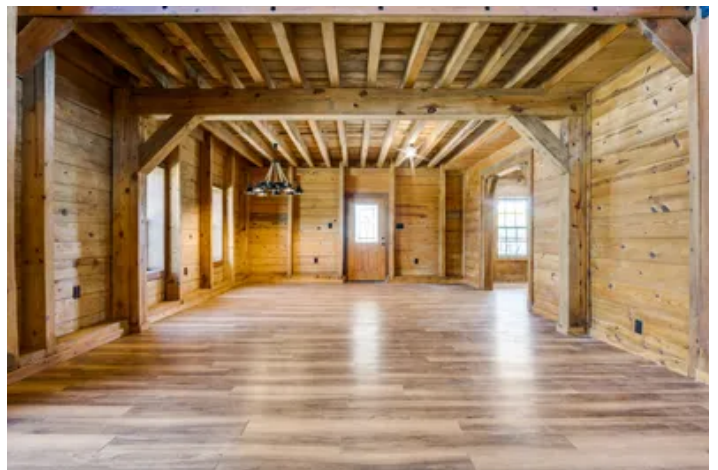
2.250

**Price**

\$1,000,000

**Property Website**

<https://ttranchgroup.com/property/lake-brownwood-estate-brown-texas/79813/>



**PROPERTY DESCRIPTION**

**Description:**

This exceptional Lake Brownwood property offers a stunning waterfront home that seamlessly combines comfort with the natural beauty of its surroundings. Nestled in a tranquil, private cove, it features sweeping lake views, mature trees, and its own private dock—perfect for boating, fishing, or simply unwinding by the shore. The thoughtfully designed home showcases spacious living areas, contemporary finishes, and expansive windows that capture breathtaking sunsets over the water.

**Location:**

The property is ideally located just 20 miles from Brownwood, offering convenient access to the town's amenities and grocery stores. It's about an hour's drive to Abilene, making it a great option for a weekend retreat. Additionally, the property is roughly two hours from the DFW Metroplex, providing an ideal balance of tranquil rural living with the convenience of being close to one of Texas' largest urban areas.

**House:**

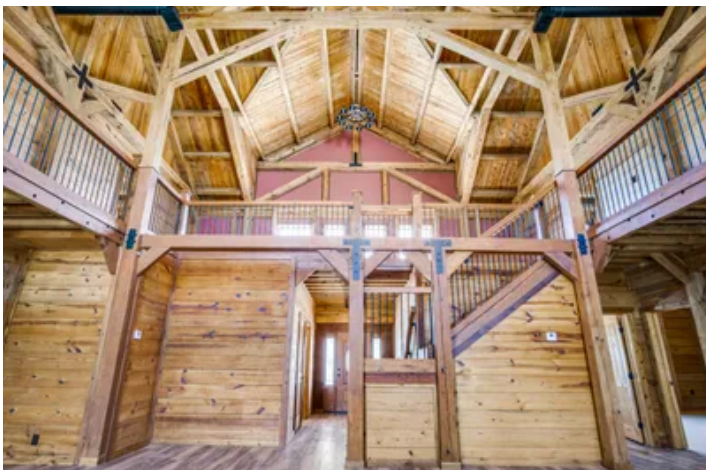
Situated on the serene shores of Lake Brownwood, this stunning 4,598 sq. ft. home offers the perfect blend of luxury and tranquility. Built in 2016 but never lived in, the residence feels brand new and features five spacious bedrooms—four upstairs and a luxurious master suite on the main level. Each bedroom has its own private bathroom, complemented by an additional half bath downstairs for guests. The home also includes a two-car garage and sits on an expansive 2.25-acre lot boasting an impressive 430 feet of private shoreline. Perfect for lake living, the property features its own private dock, making it an ideal retreat for boating, fishing, and enjoying the outdoors.

**Lake:**

Lake Brownwood is a picturesque reservoir that serves as both a recreational hotspot and a vital water resource for the region. Created in the 1930s by damming Pecan Bayou, the lake spans approximately 7,300 acres and boasts over 100 miles of shoreline, offering ample opportunities for outdoor activities such as fishing, boating, swimming, camping, and hiking.. The lake is particularly popular among anglers for its abundant populations of largemouth bass, catfish, crappie, and sunfish. The surrounding area combines rustic charm with modern amenities, making it a desirable destination for weekend getaways, corporate retreats, and even permanent lakeside living. Its serene landscape, diverse wildlife, and warm Texas hospitality make Lake Brownwood a hidden gem for nature lovers and outdoor enthusiasts alike.



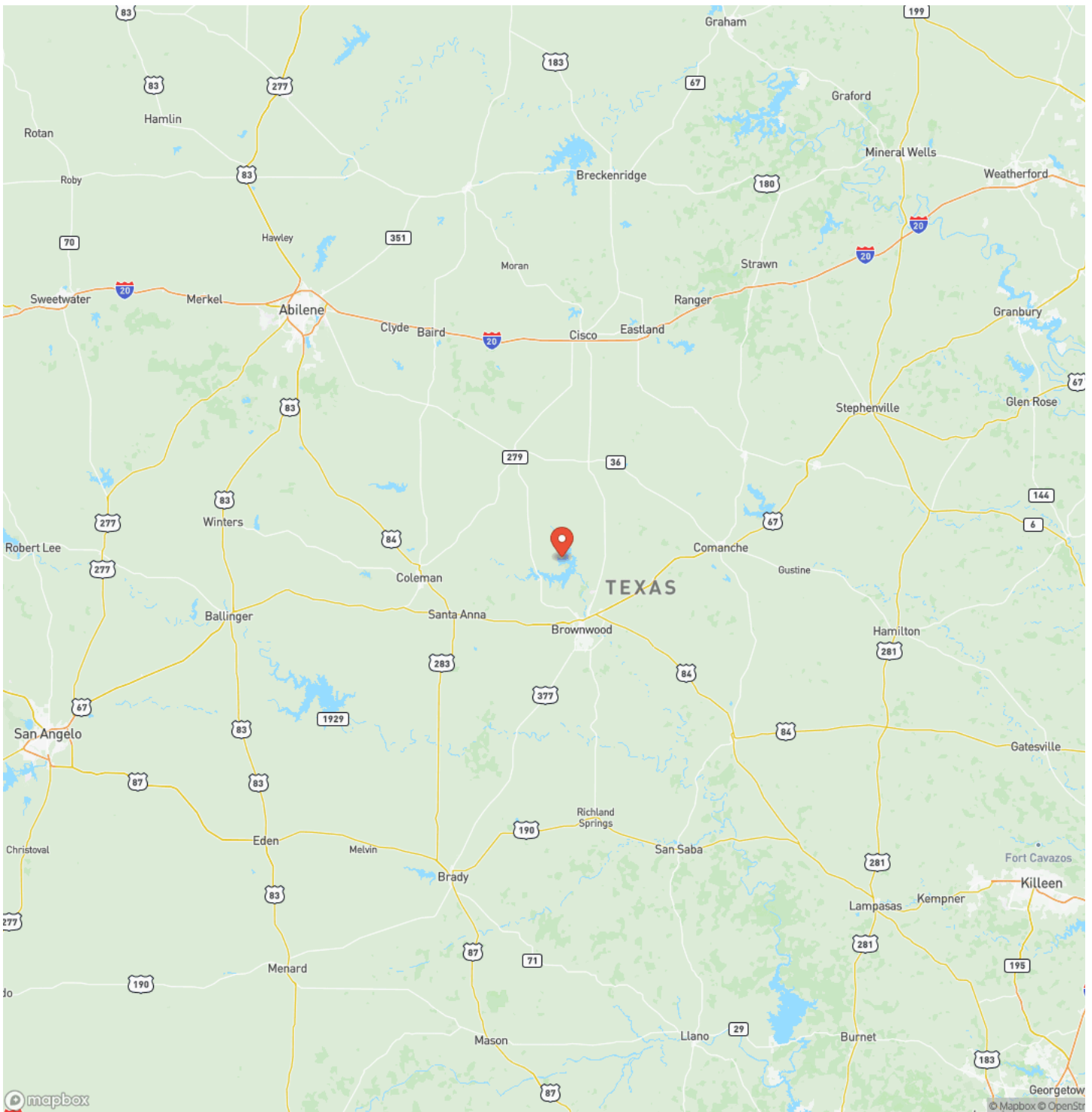
Lake Brownwood Estate  
Brownwood, TX / Brown County



Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

TT Ranch Group

## Mobile

(214) 396-9692

## Office

(214) 396-9692

## Email

info@ttranchgroup.com

**Address**

3131 Turtle Creek Blvd.

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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