



Fayette Realty, Inc.

979/378-4100

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Small Town Service... Big Results!

Land for Sale

46 acres to be surveyed out of a 148 acre tract. Conveniently located with easy access to Brenham and Bellville. Beautiful rolling terrain with considerable frontage on two county roads. Pecan trees line a seasonal creek along the back of the property. Peaceful rural setting surrounded by large acreage tracts - only about 6 miles to shopping/restaurants/medical facilities. Several beautiful home sites to choose from, great views! Available as a 20, 26, 46 or 68 acre tract. Lightly deed restricted. **\$552,000**

42+ acres Mix of open pasture and partially wooded areas. Several potential homesites. Located on a paved county road just west of Fayetteville with close proximity to Fayette Lake. Community water is believed to be available. Access via Skalitsky Road and recorded easement. Pond, partial fencing, agricultural exemption. **\$342,800**

5 acres, Five acre tract on western edge of the Fayetteville city limits. Close proximity to Fayetteville ISD campus. Potential exists to subdivide, city water and sewer may be available. Priced below the 2011 Fayette County Appraisal District (FCAD) market value. Squarely shaped, predominately open with a slight roll and approx 458' of paved State Highway 159 frontage. Excellent opportunity to own acreage with the Fayetteville city limits! **\$69,900**

Homes on Acreage

6.4 acres, Texas Country Charm! Located on 6+ tree-covered acres just a few miles south of La Grange in the "Guenther Road" area, this white stone home takes full advantage of its premier location. A commanding view overlooking neighboring pastureland and pond creates a truly tranquil setting. Tiled entry, formal dining room and an island kitchen featuring a built-in wine fridge plus gourmet stainless steel range. Wood flooring and a large stone fireplace add warmth to the casual living area. Enclosed sunroom ideal for an exercise room or office with great views of the surrounding countryside. Large master bedroom with vaulted ceiling offers dual closets, a tiled master bath with double sinks and a private patio. 135 Timberlake **\$399,000**

3.31 acres, Two-story farm house on 3+ acres just a couple of miles from Fayetteville's town square and Fayette Lake. Beautiful wood floors, solid wood panel interior doors, huge utility room, eat-in kitchen with plenty of cabinets, central HVAC. A finished attic provides approx 700 sqft of additional living space. Large "L" shaped porch ideal for relaxation and family gatherings. Community water provided by Fayette Water Supply. Property is perimeter fenced with more than enough space for horses, workshop, barns or perhaps a boat storage operation! 2727 W. St Hwy 159 **\$159,900**

1.19 acres, Brick home on just over an acre about a mile east of the Fayetteville city limits. Quality of construction is evident throughout this all-brick 2 bedroom, 2 bath home with 1 bedroom, 1 bath apartment. Features include metal roofing, a porte cochere large enough to park two cars, full length front porch plus a covered backyard patio complete with brick barbecue pit. Large living area, formal dining, a brick woodburning fireplace, plenty of closet space, central a/c-heat and recent living room carpet. Detached garage has been converted into an efficiency 1/1 apartment that's ideal for overnight guests... or rent it out for extra income. Paved circular driveway makes parking a breeze. Easy to show, just give us a call at 979/378-4100! 1530 E. State Hwy 159 **\$159,900**

2.5 acres, Classic Farm House located on a 2.558 acre tract on a secluded county road just south of La Grange. A perfect project property ready to be made into your own private get-a-way. Metal roof, wood stove. Rural water service and electricity are available. 3745a Elo Lane **\$69,000**

3 acres, Lightly used 1/1 mobile home with central air and heat, public water, septic system. Located on just over 3 acres on a quiet, dead-end country lane just south of La Grange. 3745b Eio Lane \$59,000

Homes in Town

La Grange; Austin-stone 3/2.5 home on two fenced lots in the desirable Frisch Auf Subdivision! Open floor plan with an expansive great room, arched columns, a wood burning fireplace and wood floors. The kitchen has stainless steel appliances, Silestone counter tops and ceramic tile floors. The master bedroom is downstairs and adjoins a master bath with large walk-in closet. Upstairs are two spacious bedrooms, an office nook and a pre-wired media room that could serve as a fourth bedroom or used for additional office space. The backyard is fully privacy fenced and offers a very large entertainment patio. 312 Country Club Drive \$279,000

La Grange; Privacy, convenience, live oaks and GREAT VIEWS!!! Built in 2008 by a local builder this custom home is on an almost 3/4 acre lot high on a hill overlooking the Frisch Auf Country Club and golf course yet just minutes to downtown La Grange. Open living/kitchen/dining area floor plan anchored by a beautiful white stone fireplace. Master bedroom suite is located downstairs along with a half bath and utility room. Upstairs are two spacious bedrooms, full bath and more spectacular views from the dormer windows. Private tree-covered deck is ideal for entertaining and enjoying the vistas. 615 Country Club Court \$265,000

Fayetteville; Known as the Compton-Zapp House with its Recorded Texas Historic Landmark (circa 1865), this property is one of the most well-known homes in Fayetteville. The current owners, while capturing the spirit of this classic example of Texas vernacular architecture, have produced a masterpiece - refinished long-leaf pine floors, working transoms and trim of Eastlake design, new custom kitchen cabinets with glass fronts, copper countertops, and a completely renovated bath with pedestal sink are just a few of the details you'll experience when viewing this lovely home. Two bedrooms. Oversized lot bordered by three city streets. 111 W. Market \$229,900

Fayetteville; Custom home offers the complete package - cottage charm, efficiency, low maintenance, high quality and location. Move-in-ready 2 bedroom/2 bath home was built in 2003 by a respected local builder. The downstairs (with ceramic tile flooring) offers a spacious living area with vaulted ceiling, convenient eating area, a well-organized kitchen, and a sunroom perfect for a sleeping porch or home office. Up is a bedroom overlooking spacious living area, a full bath with large glass shower and upgraded berber carpet. A quality 2-car carport, privacy fenced backyard. 210 W. Bell Street \$179,900

La Grange; Classic cottage architecture with stylish modern luxuries combine to create a truly unique home. Soaring ceilings, warm paint selections, oversized windows, rich wood flooring, granite counter tops, brushed nickel fixtures, stainless steel appliances, a dual-zoned wine fridge, and a floor to ceiling stone fireplace all add a touch of elegance. Xeriscape landscaping, rustic cedar accents and an exposed beam patio complete the overall appeal. A true classic design combined with all the modern comforts! 375 Rose Mayer Loop \$169,500

Fayetteville; Cute 2/1 bungalow - freshly painted, new electrical wiring, refinished hardwood floors, spacious eat-in kitchen, separate living and dining rooms. Wonderful full-length front porch. Convenient location at edge of Fayetteville. Lot is oversized with several vintage outbuildings 409 E. Main \$159,900 **Reduced!**

Fayetteville; Tremendous opportunity to own almost 3/4 acre (.6859 per FCAD) of shade and privacy in the City of Fayetteville - PLUS two separate houses. Park-like setting - many examples of Texas native plant specimens are present per the owner. Live oaks, pecans, red bud, crape myrtle, Texas mountain laurel, the amaryllis are gorgeous. This property would lend itself to many uses - art gallery possibly with the small house, 312 E. Bell, housing an artist in residence, b&b, office or as a mother-in-law quarters. The larger home, 318 E. Bell (circa 1900 per the owners), consists of 2 bedrooms, 1 bath with wood walls, beadboard ceilings, transoms, and an attic space that is ready for conversion. The smaller house has 1 bedroom, 1 bath, a spacious kitchen as well as a cozy (but not small) living area. AND there's the possibility of connecting the 2 structures for more convenience. 312 & 318 E. Bell \$149,900 **PENDING**

Fayetteville; 3/2 cottage on the outskirts of Fayetteville. Items updated during a 2005 remodeling include: electrical, plumbing, roof, central air/heat, kitchen cabinets, water heater, carpet and laminate floors PLUS bead-ply walls throughout, crown moulding. Bathroom fixtures including tub, shower, toilets, light fixtures were also replaced at that time. 510 E. Main **\$142,500 Reduced!**

Fayetteville; Unique structure ready for completion, low-maintenance HardiPlank lap siding, cedar trim and a pier & beam foundation with concrete piers under the back addition. Large covered front porch and side porch combine with a back deck to provide an ample outdoor entertainment area. Rough interior framing is in place and ready for you to make your personal floorplan decisions - soaring 11 ft. ceilings add to the spacious feel. Could serve as a large family residence, a bed & breakfast (either upstairs or downstairs - or both) or even an art gallery/studio. Unbelievable view of the surrounding rolling countryside from the second floor windows! 305 S. Mechanic **\$119,000**

Fayetteville; Charming 2/1 cottage on the edge of Fayetteville, just the right place to enjoy all that Fayetteville has to offer - including easy walking distance to the Square. Cute eat-in kitchen and two nicely sized bedrooms - one easily accommodates two beds. Bonus room which could be used as an office. Currently being used as a b&b (The Chicken Coop). In the private backyard you'll find the perfect setting for an evening of stargazing while cattle graze in the surrounding pastures. 210 Thompson Street **\$89,900**

Fayetteville; Make this adorable, move-in ready Fayetteville cottage your week-end getaway. Located just a couple of blocks from the town square, the property is currently being used as a B&B but could easily be used as a full-time residence, shop or rental. Eat-in kitchen. Great location - great street. Storage sheds, small yard to maintain. Metal roof is only a few months old. 207 W. Bell **\$69,900**

Commercial

La Grange; Stylish commercial office building for sale, furnished. Open floor plan with new carpet and fresh paint colors. Modern linear fluorescent light fixtures. Complete kitchen with disposal, dishwasher, refrigerator, plenty of storage, breakroom table and chairs. Modern bathroom with new toilet, pedestal vanity, fixtures, upgraded tiled walls and lighting. Includes a receptionist desk with counter, conference table and chairs and executive "U" shaped desk unit. Abundant shelving and filing space. Located on a large lot with concrete parking off Hwy 77 (Jefferson Street). One covered parking place. Includes a detached storage building. Fully fenced. **\$139,900**

La Grange; Just over one acre located on the Hwy 71 bypass service road in La Grange. **\$100,000**

Acreage sizes and square footages listed are approximates and not verified.

Be sure and visit our website at www.fayette-realty.com to get photos and more information on all of the above properties!

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(01/24/12 issue)