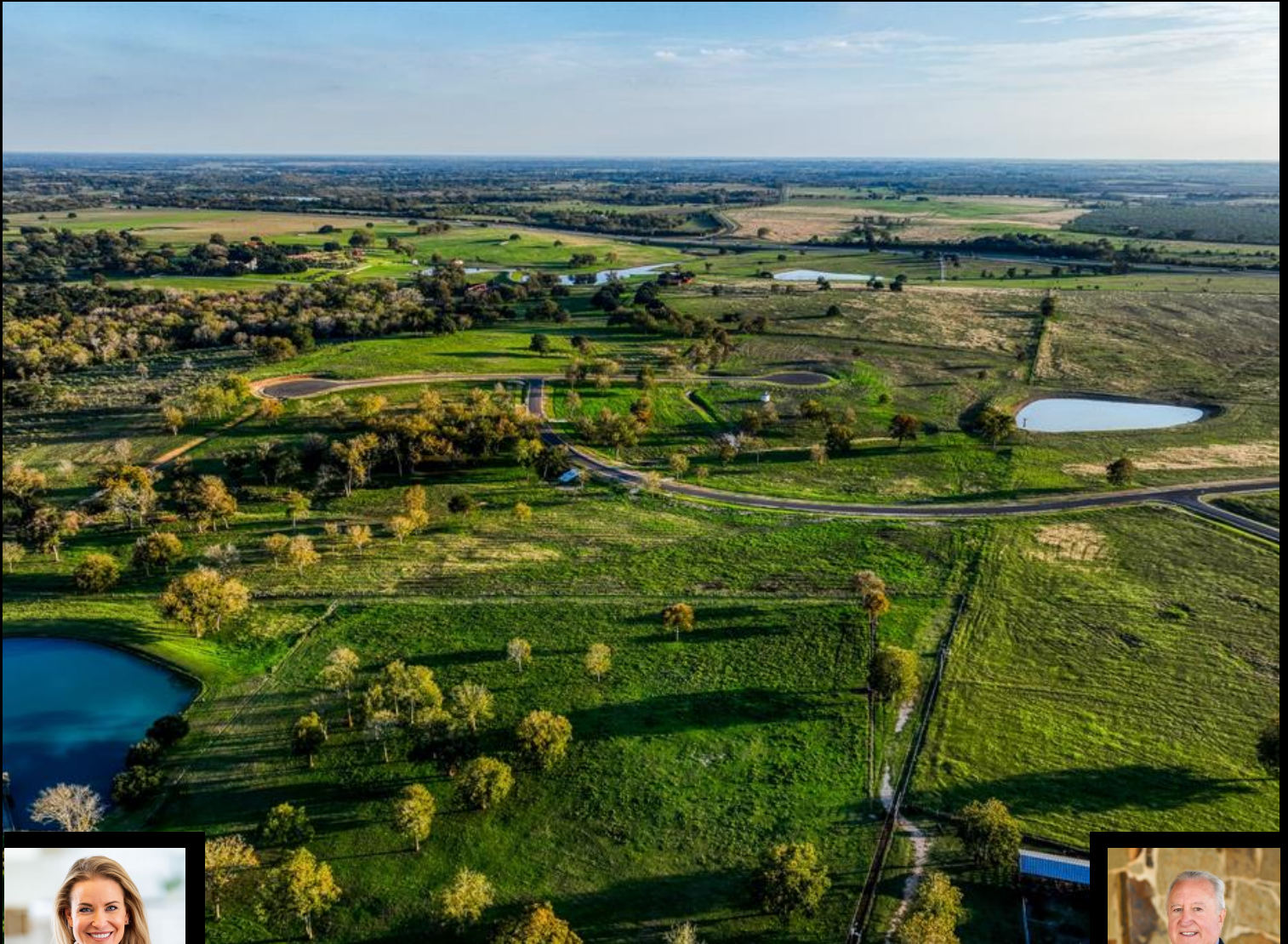


 Sunset Hills
ESTATES



Tonya Currie

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LIFESTYLE
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Rick Doak

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Location



Located just a 2-minute drive from downtown Chappell Hill... sits this premier community. Washington County is known for much history as being the "Birthplace of Texas". It's a very convenient community on the East side of Washington County and right off of US 290. Only 1 hour from Houston, 45 minutes to College Station, 10 minutes to Brenham, 1 hour and 45 minutes to Austin.



About

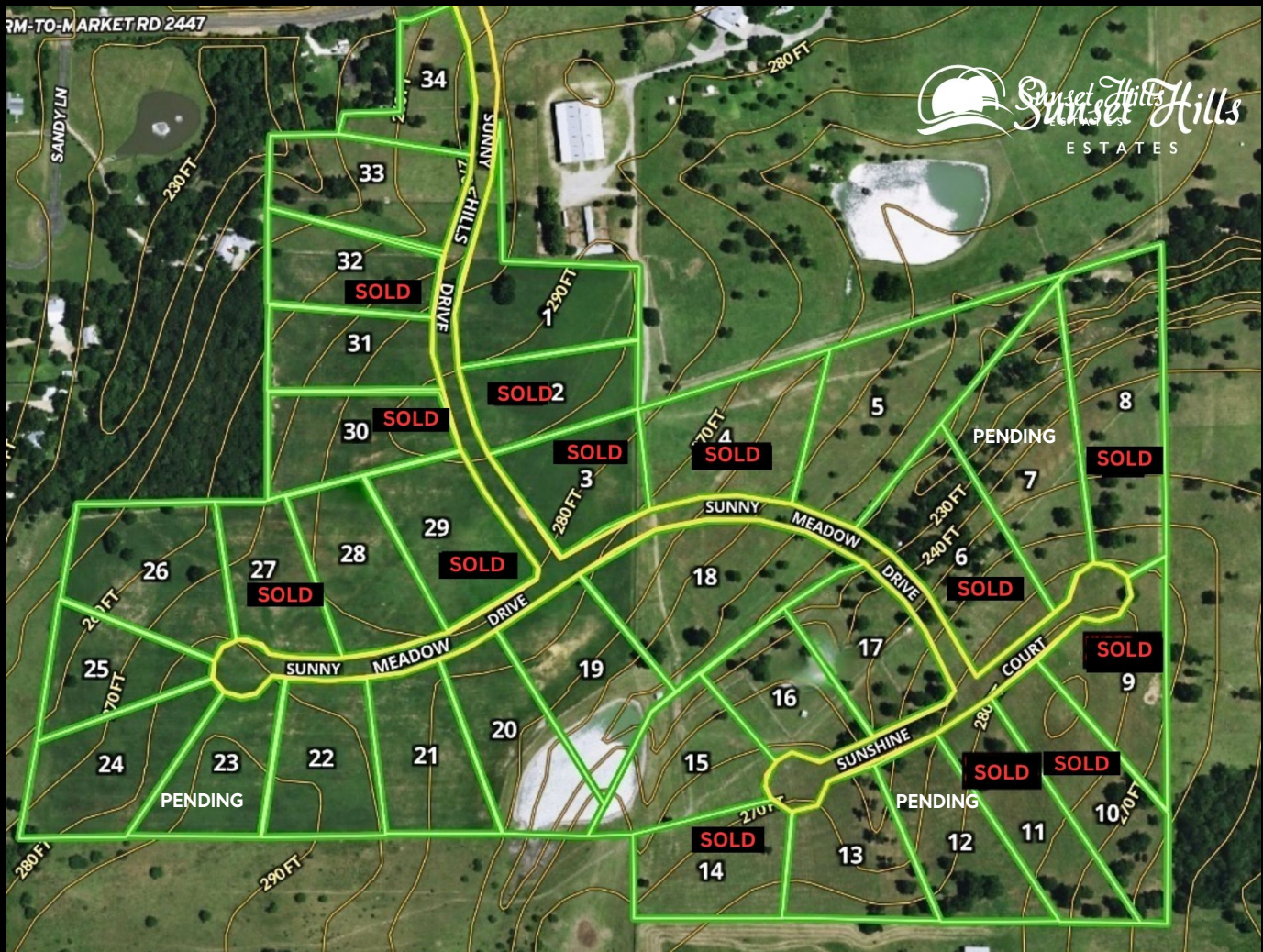
About

Discover Sunset Hills Estates, just a 2-minute drive from downtown Chappell Hill. This enchanting community offers 34 exclusive homesites nestled in rolling hills with stunning sunsets & ancient hardwoods. Estate lots range from 2-4 acres, some with a serene stocked pond. Located 1 mile east of Chappell Hill on FM 2447, Sunset Hill Estates provides both convenience & tranquility. Providing underground electric, fiber optic internet & low taxes. There's a 2,500 sqft. min home size & no build timeline. Breathtaking topography with rolling hills, pecans & native wildlife. Chappell Hill offers history in the shops, restaurants, a wine bar, icehouse, & wineries. Overlooking some of the most iconic ranches in the country, this community has been designed for each lot to provide an exquisite homesite & the privacy of outdoors. You don't want to miss this one. The best lots are starting to sell!



Amenity/Features

- 34 Scenic lots ranging from 1.65 to 4+ Acres.
- Light Restrictions
- Low Taxes
- Convenient to Houston and Hwy. 290
- Underground Utilities
- Low HOA Dues
- Fiber Optics for High Speed Internet
- Central Mail System
- Walking distance to Historic Main St. Chappell Hill.
- Brenham ISD
- One hour to Downtown Houston.
- No start time to build.
- Choose your own builder.
*must meet ACC requirements.
- Min. square footage 2500.



Pricing Sheet



PRICING SHEET

Sunset Hills Estates

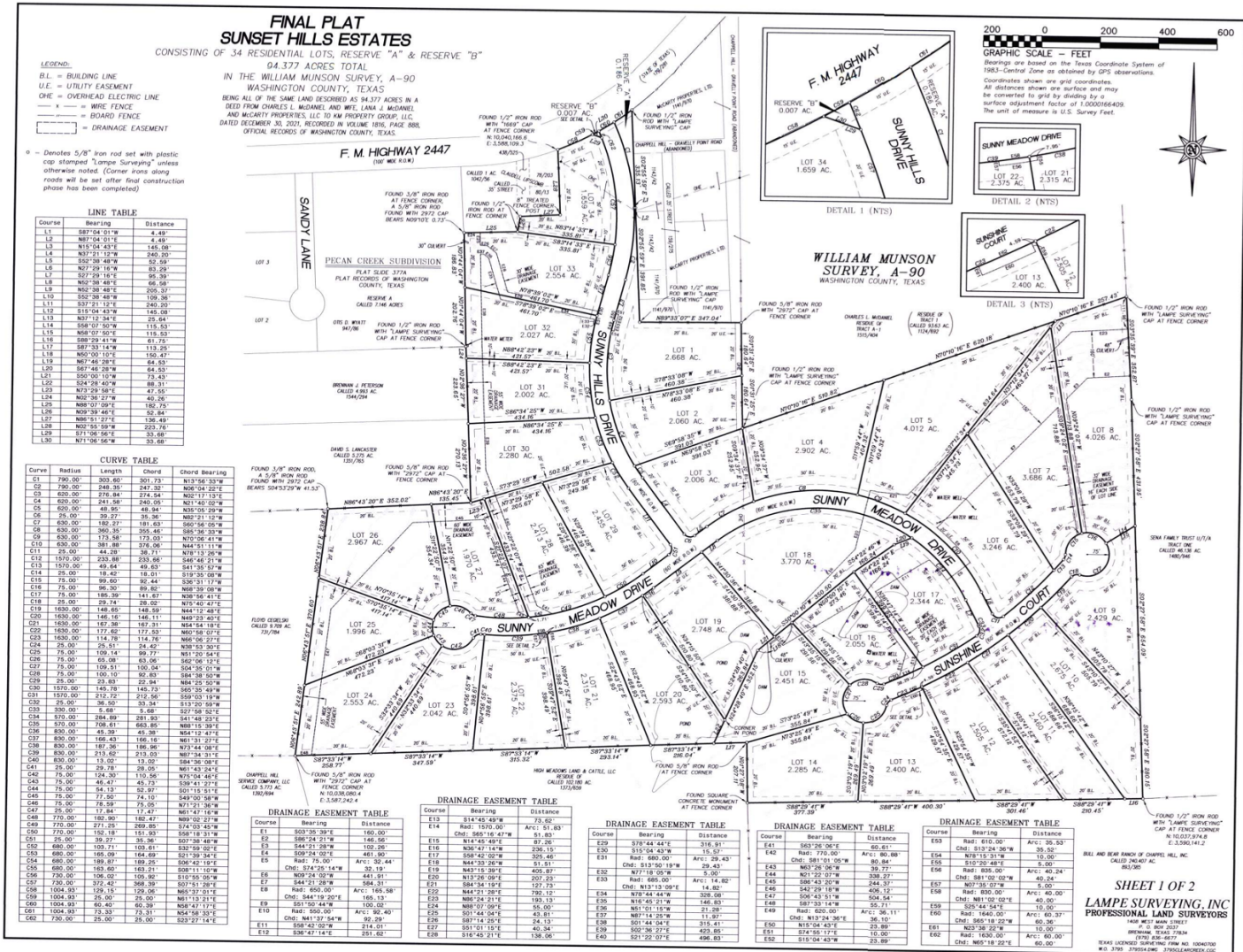
LOT	AREA	PRICE	NOTE
1	2.66	\$ 277,466.00	
2	2.06	\$ 200,000.00	SOLD
3	2.006	\$ 200,000.00	SOLD
4	2.902	\$ 285,000.00	SOLD
5	4.012	\$ 411,194.00	
6	3.246	\$ 310,000.00	SOLD
7	3.686	\$ 378,757.00	SOLD
8	4.026	\$ 412,587.00	SOLD
9	2.429	\$ 242,500.00	SOLD
10	2.675	\$ 278,163.00	SOLD
11	2.46	\$ 235,000.00	SOLD
12	2.505	\$ 242,500.00	SOLD
13	2.4	\$ 250,800.00	
14	2.285	\$ 239,358.00	SOLD
15	2.451	\$ 255,875.00	
16	2.055	\$ 216,473.00	
17	2.344	\$ 245,228.00	
18	3.77	\$ 387,115.00	
19	2.748	\$ 285,426.00	
20	2.593	\$ 256,707.00	
21	2.315	\$ 229,185.00	
22	2.375	\$ 235,125.00	
23	2.042	\$ 202,158.00	SOLD
24	2.553	\$ 252,747.00	
25	1.996	\$ 197,604.00	
26	2.967	\$ 293,733.00	
27	1.97	\$ 185,000.00	SOLD
28	2.413	\$ 238,887.00	
29	2.455	\$ 233,000.00	SOLD
30	2.28	\$ 215,000.00	SOLD
31	2.002	\$ 211,199.00	
32	2.027	\$ 202,000.00	SOLD
33	2.554	\$ 252,846.00	
34	1.659	\$ 164,241.00	

*Pricing subject to change. Verify current prices with Listing Broker.

[Check Out Video Here](#)



Plat





About the team

Tonya and Rick proudly call South Central Texas - "the birthplace of Texas" - their home. Representing some of the most captivating properties across the state, their remarkable achievements have been recognized in prestigious publications such as the Wall Street Journal, Houston Business Journal, The Robb Report, Houston Chronicle and more. Their extensive work spans across Washington, Austin, Grimes, Harris, Waller, Fayette, Montgomery, Walker, Brazos counties and beyond, establishing them as true experts in residential homes, farm and ranch properties, and land sales. When you choose this accomplished team, you're accessing the expertise of top-producing professionals in South Central Texas. Their unwavering commitment to excellence and comprehensive understanding of the intricacies of each county, they leave no reason to search elsewhere.



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