

# - THE RIVERHOUSE -

4531 COUNTY RD 502D, SWEENEY

*A custom riverfront retreat inspired by Louisiana design, where space, privacy, and everyday living come together.*



## PROPERTY FEATURES

- 6 Bedrooms / 2.5 Bathrooms
- 2,848 sq ft house
- 51,122 sq ft lot / 1.174 acres
- Multiple living areas with flexible use
- Custom-built with Louisiana-inspired design in 2005
- Soaring ceilings with wood detail and natural light
- Large deck, partially covered, with a gas line for grilling
- Downstairs game room with a pool table and additional living space
- Stone fireplace in the main living area
- Covered deck above boat lifts
- Double boat lift & private fishing dock
- Detached garage and workshop with high clearance doors
- Additional covered parking and storage
- 21 ft Tahoe boat and trailer included (engine recently rebuilt, garage kept)
- Elevated lot with mature trees and river views
- Quiet stretch of the river with an added sense of space and privacy



### GRACE REUTZEL

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SCAN TO SEE THE  
ONLINE LISTING WITH  
PHOTOS & INFO



# THE RIVERHOUSE

4531 COUNTY RD 502D, SWEENEY



**THE RIVERHOUSE** A custom riverfront retreat on the Brazos River

**The Setting** Set on 1.17 acres along a quiet stretch of the river, the property offers open water views, mature trees, and an elevated homesite that gives you both peace of mind and a better vantage point to take in the surroundings. It feels removed from everything, without actually being far from anything. HEB is five miles away, close enough for a quick grocery run before settling back in for dinner on the deck.

**The Home** Custom-built with a Louisiana-inspired influence, the home was designed for how people actually live. True vaulted wood plank ceilings rise over the main living space, anchored by a stone fireplace and framed by large windows that pull in natural light and river views. Hardwood floors, crown molding, and custom details carry throughout. Each bathroom is equipped with a jetted soaking tub, adding a level of comfort that fits the overall feel of the home. With six bedrooms and multiple living areas across two levels, there's room to spread out, host comfortably, or simply settle in for an extended stay.

**Move-In Ready** The home comes fully furnished, with appliances and household essentials already in place, including a gas range, refrigerator, washer, dryer, and water softener. Arrive, unload, and you're set. A dumbwaiter connects the garage to the kitchen, so bringing up groceries or gear after a day on the water takes no effort.

**The Deck and Outdoor Living** The main living areas open onto a large upper deck built for both gathering and quiet time. Part of it is covered for shade and comfort; the open section gives you the full view. A gas line is already run for a grill, so outdoor cooking is ready from day one.

**On the Water** A covered boathouse sits at the water's edge with a fishing pier and a sitting area above the double lifts, accommodating both boats and wave runners for easy river access. Getting on and off the water is simple and convenient, whether it's for boating, fishing, or just sitting above the current at the end of the day.

**Included with the property:** a well-maintained 21-foot Tahoe boat and trailer with a recently rebuilt engine. Garage-kept and ready to use.

**The Lower Level** Downstairs, the home offers a self-contained setup with two additional bedrooms, a half bath, kitchenette, game area with pool table, and laundry. It works naturally as a guest suite, a space for extended family, or an entertainment area depending on how you use the house.

**The Garage and Workshop** The detached high-clearance two-bay garage and workshop add real utility. With enclosed parking, a covered carport, and room for boats, jet skis, and equipment, it handles the practical side of river living without friction. It also works well as a dedicated space for hobbies, projects, or hands-on work.

**A Property Built for Year-Round Use** With the South Texas climate, this isn't just a summer house. The Riverhouse works equally well for holidays, extended family stays, and full-time living. The layout, outdoor spaces, and waterfront access make it a place people come back to.