

770 Blackberry Lane | Washington, TX

Property Description

Tucked away just north of Chappell Hill on one of Washington County's most scenic lanes, this striking 2016 contemporary estate delivers a rare blend of refined design, thoughtful craftsmanship, and wide-open Hill Country views. Designed by BBA Architects and built by Keith Ellis Custom Homes, the approx. 3,660 SF residence is centered around a true central great room with soaring ceilings, skylights, a fireplace, and sliding walls of glass that seamlessly open to expansive flagstone porches overlooking the resort-style pool and a picturesque pond with fountain. The one-story layout with bonus space above the oversized three-car garage is designed for effortless entertaining, featuring a marble island kitchen with high-end appliances, a walk-in pantry with wine cooler, and light-filled living spaces that capture uninterrupted views in every direction.

Set on 11 rolling acres with scattered live oaks, multiple water wells, a barn with full bath, and surrounding large ranch properties, this is a private, beautifully improved retreat where indoor-outdoor living truly takes center stage. Properties of this caliber, with this level of privacy and views, are truly one of a kind.

Home Features

Designed by BBA Architects and built by Keith Ellis Custom Homes, this thoughtfully designed residence offers approximately 3,660 square feet of living space, including three spacious bedrooms, each with a private bath, and a versatile bonus area above the oversized three-car garage with its own half bath.

The exterior showcases a blend of flagstone and stucco with a standing seam metal roof, while the interior features high ceilings, light hardwood floors, and stone wall accents throughout. Designed with both entertaining and everyday living in mind, the home maximizes natural light and unobstructed views.

At the center of the home, the show-stopping great room features a fireplace, skylights, built-in display shelving, and sliding walls of glass with automatic blinds that seamlessly connect indoor and outdoor living spaces. The open dining area flows into a well-appointed island kitchen with white marble countertops, a six-burner gas cooktop, double electric ovens, dishwasher, refrigerator/freezer, and an oversized walk-in pantry with wine cooler. A bright breakfast area and screened sunroom add additional gathering spaces.

All bedrooms offer private access to flagstone terraces, scenic views, and individual thermostats. The owner's suite features walls of glass overlooking the pond with fountain, along with a spacious bath that includes heated floors and dual closet areas. Secondary bedrooms each include full private baths.

Additional highlights include a guest half bath, a large laundry room with flagstone floors, limestone countertops, and a farmhouse sink (washer and dryer convey), a fenced dog area, and interior access to the upstairs bonus space, ideal for a game room, media room, office, or bunk room with its own half bath.

Additional Improvements

The property is extensively improved for both function and enjoyment. A shop/barn with a full bath offers excellent potential for a guest house or flex space. The swimming pool features cool decking and pergola for lounging, while the large pond with fountain is supported by natural watershed from the surrounding hills.

The acreage is perimeter fenced and accessed by a paved circular drive with two entrances. The land is beautifully maintained with scattered live oaks, pine, red oak, and magnolia trees, along with professional landscaping, stone walkways, and expansive porches.

Infrastructure includes two water wells, three septic systems, French drains, sprinkler system, a propane tank for gas cooking and fireplace starter, zoned HVAC systems, a central vacuum system, and a built-in pest control system around the home. Solar panels support both the home and pool. A fenced garden area adds to the property's usability.

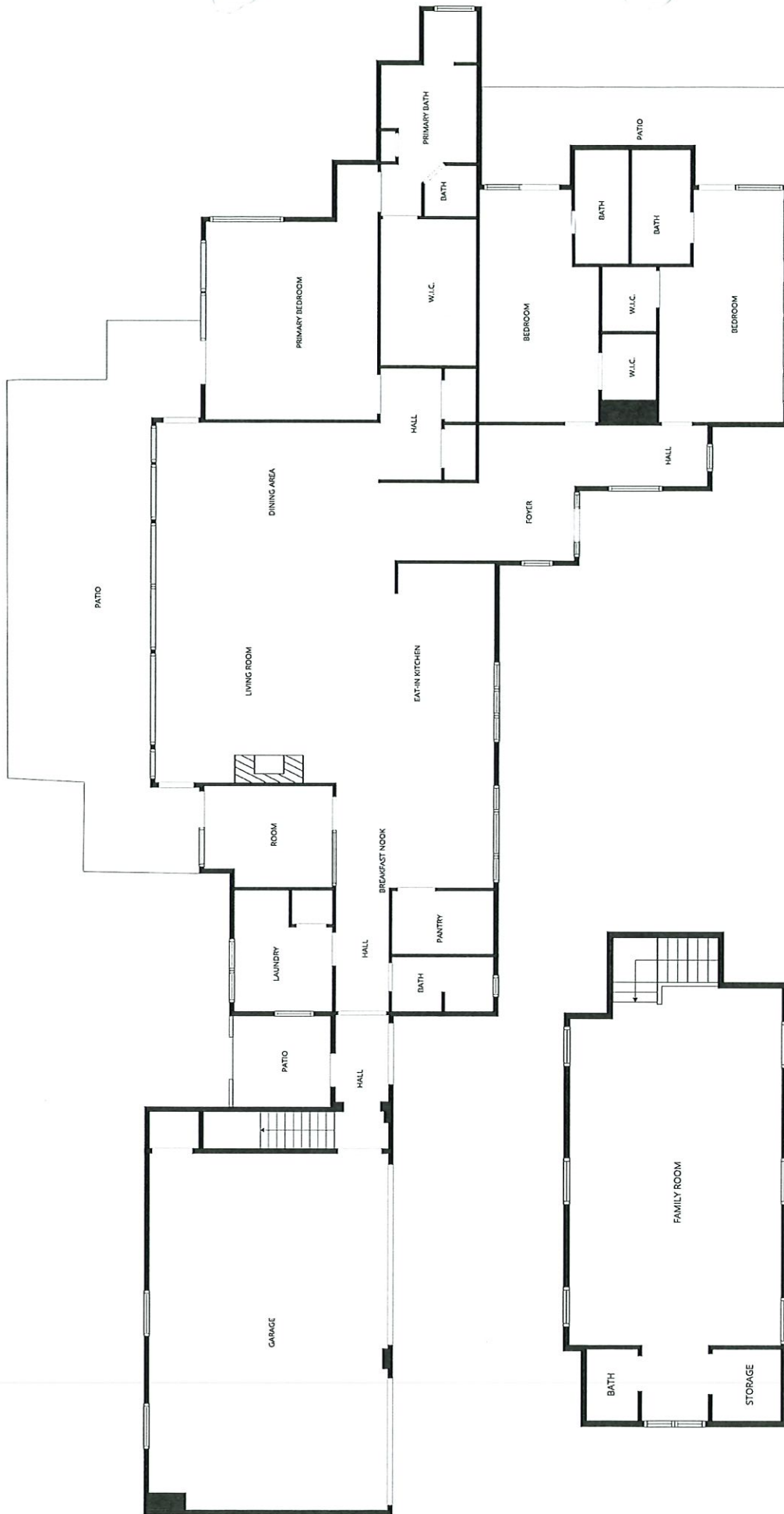
In the spring, the property comes alive with bluebonnets and sweeping views of rolling green hills.

Location

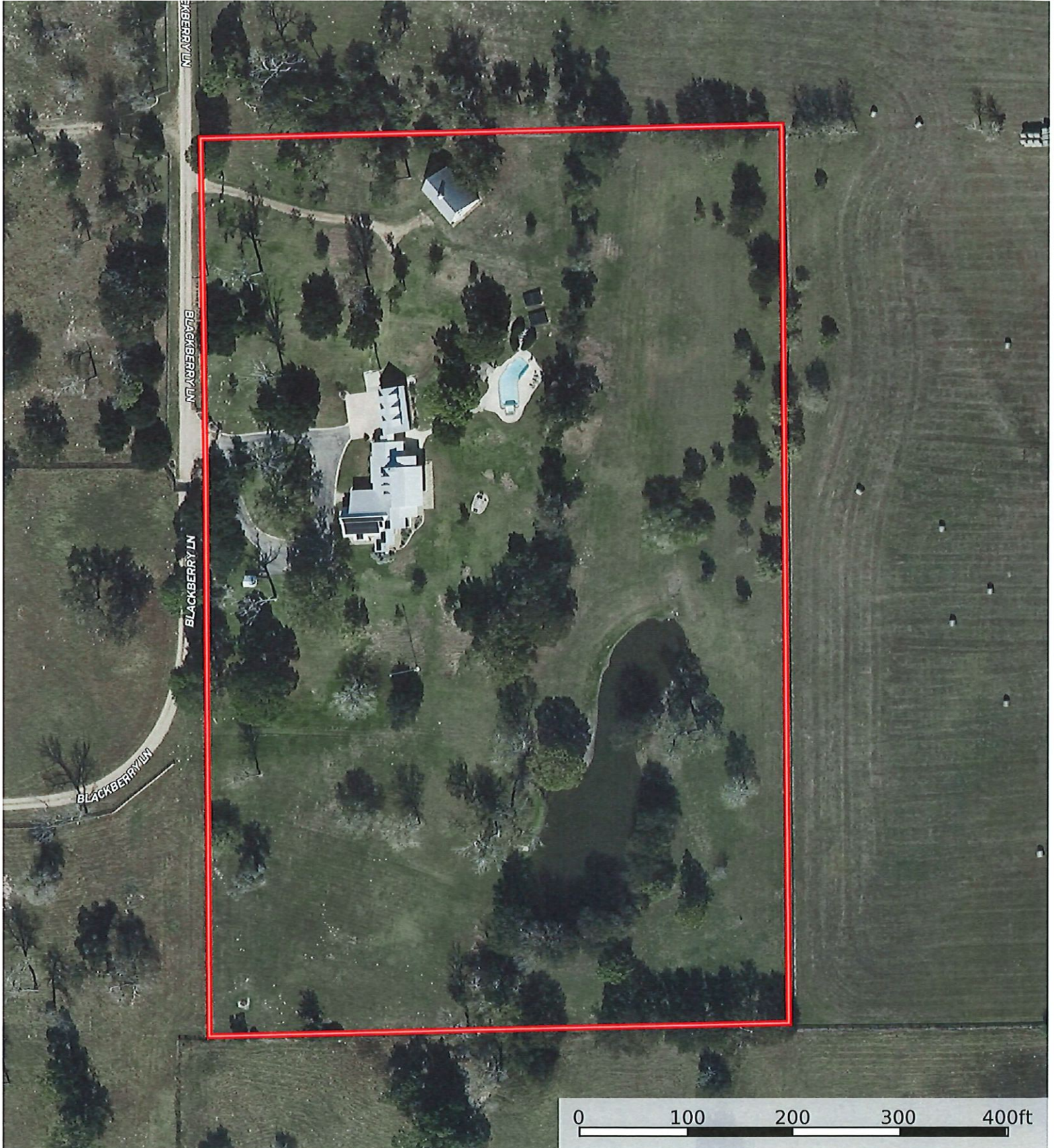
Blackberry Lane is north of Chappell Hill off Hughes Lake Road and FM 1155. It is a very quiet dead-end road. Convenient to Hwy 290 and about 30 minutes from Grand Parkway 99 in Houston.

Notes

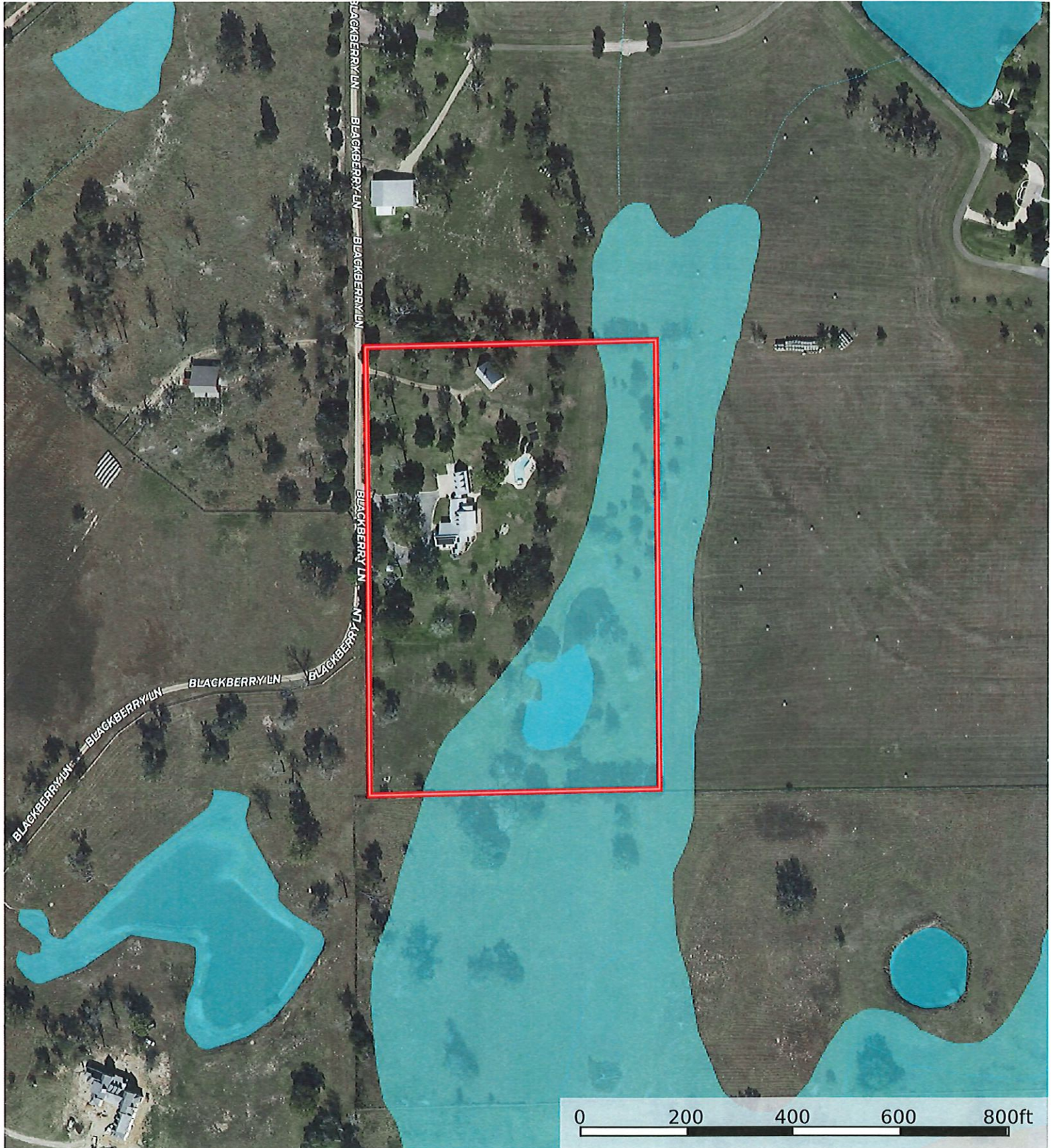
Some equipment and furnishings may be available.

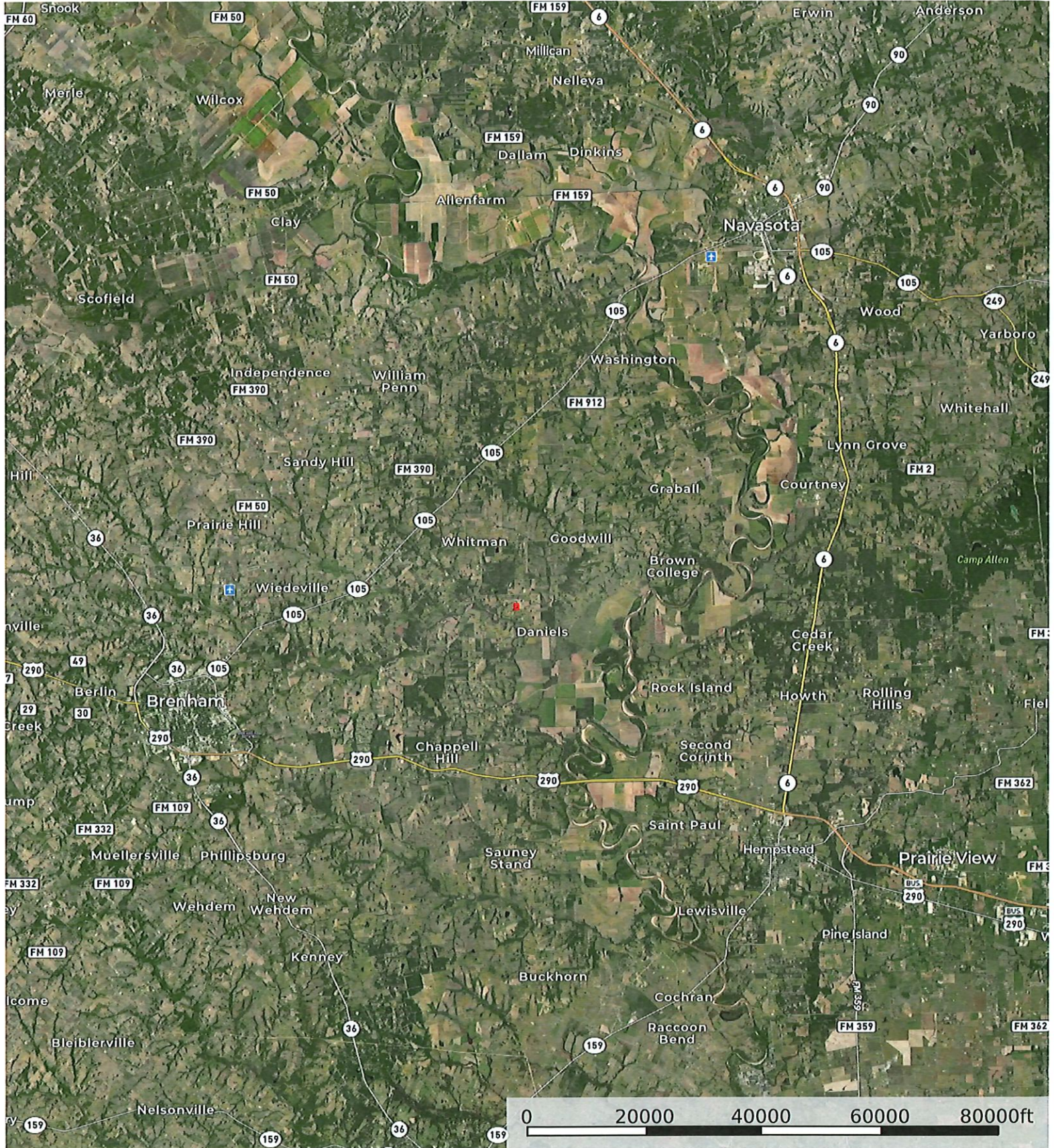


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



 Boundary





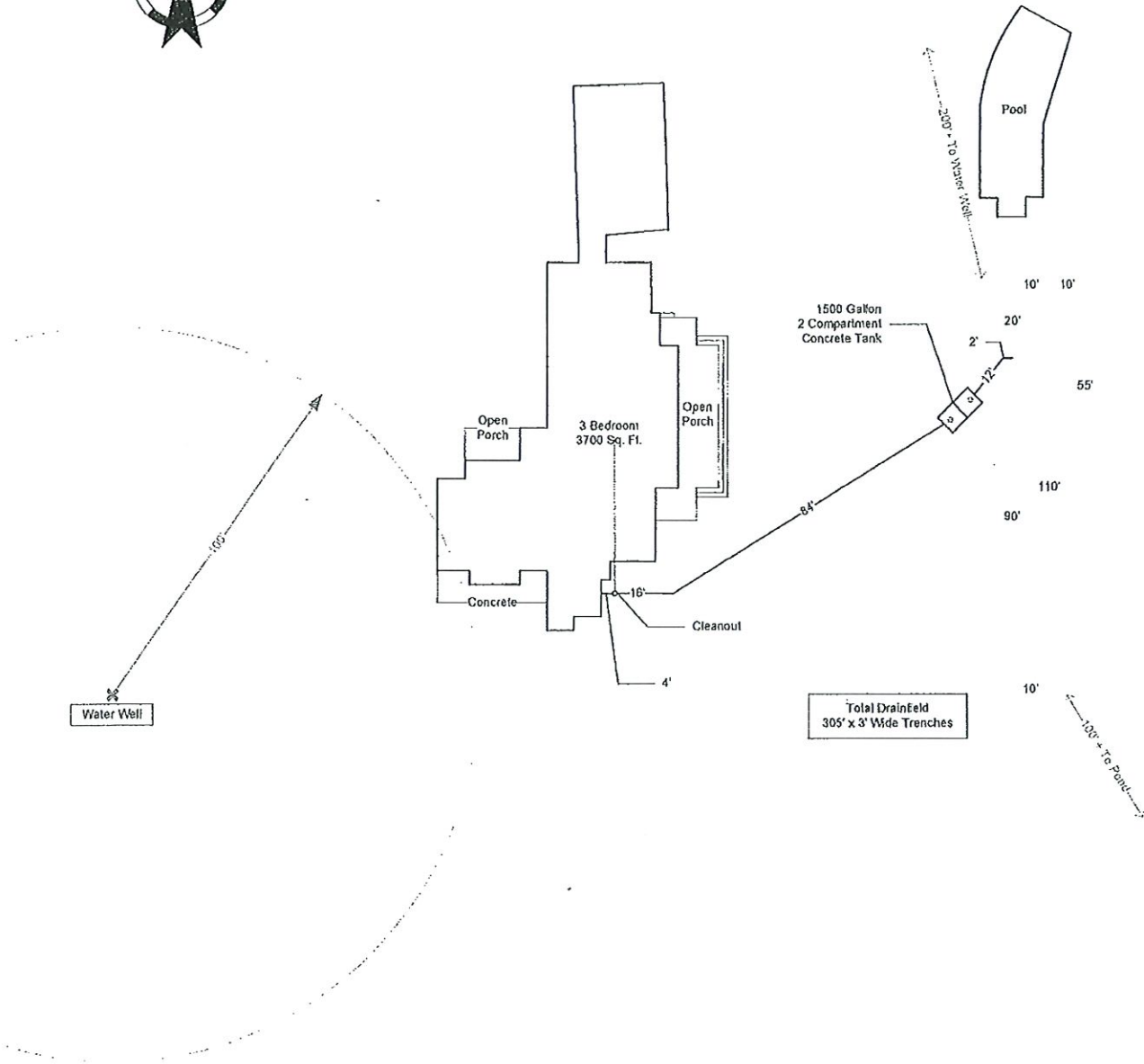
Boundary

WASHINGTON COUNTY ENVIRONMENTAL HEALTH DEPT.

AS-BUILT
OSSF 11935



1 inch = 40 feet



RENEE HAMILTON
Designated Representative

OS25772

8/23/16
DATE

Ernie Graham
770 Blackberry Lane
Washington Co.

11.08 Ac

1" = 100'

