



Under Contract - Option Pending on Market

**\$474,900**

Call 2816203983 Today!

## 1134 FARM TO MARKET 354, SAN AUGUSTINE, TX 75972 , 2 FULL & 1 HALF BATH(S)

20 UNRESTRICTED ACRES! This 3,557 sf, 4-bedroom, 2.5-bath home offers the perfect blend of comfort and country charm. From the moment you arrive, you're greeted by wide porches, high ceilings, and spaces designed for gathering, like the entertainment room and sunroom that invite in natural light and views of the surrounding trees. Outdoors, every detail enhances the serene setting: a private outdoor shower, colorful crepe myrtles, pecan, fruit trees, and majestic live oaks and magnolias. Whether you're working in the garden, relaxing on the porch, catching a glimpse of the deer, or enjoying evenings under the stars, this property invites you to slow down and savor the beauty around you. A versatile extra structure is ready to be a guest house, art studio, or retreat space, while the workshop and garden shed add practicality. With endless potential and complete privacy, this unique property is more than a home. It's a lifestyle.

### GENERAL DESCRIPTION

- Subdivision:** E W Brown
- Property Type:** Country Homes/Acreage - Free Standi
- Baths:** 2 Full & 1 Half
- Stories:** 2
- Style:** Traditional
- Building Sqft:** 3,577 / Seller
- Lotsize:** 871,200 / Appraisal District
- MLS# / Area:** 97518847 / 78



Presented By  
**Jessica Shell**

Compass RE Texas, LLC - Houst...  
2816203983

Listing Broker  
Premier Realty LLC