

\$1,350,000 - 7196 S County Road 458, Normangee

MLS® #25011026

\$1,350,000

3 Bedroom, 3.00 Bathroom, 2,260 sqft

Residential on 47.95 Acres

Other, Normangee, TX

Country Living at Its Finest! Escape the hustle and bustle to this remarkable 48-acre property, where country living, modern comfort & outdoor adventure come together. Located just 35 minutes from Bryan/College Station, this 2024 built home is perfect for equestrians, hunters & anyone seeking a private rural lifestyle. The beautifully designed 2,260 sq ft home offers 3 spacious bedrooms, 2.5 bathrooms, and an upstairs bonus room. Inside, you'll find wide plank luxury vinyl flooring, granite countertops, an oversized island & stainless steel appliances. The open-concept layout is cozy and efficient, blending rustic charm with modern design. The private primary suite features a large walk-in shower, a garden tub & separate vanities. Step outside to your own slice of paradise with a huge covered back porch overlooking the sparkling pool and spa which provides a place to relax enjoying the surrounding views. The 2,880 sqft metal shop offering 2,016 sqft enclosed and complete with a bathroom makes an excellent workshop, man cave, or equipment storage area – a versatile space with endless possibilities. This property is also a hunter's dream. Abundant wildlife including trophy-sized white-tailed deer. With mature hardwoods and natural habitat throughout, it's perfect for hunting, wildlife watching, or simply soaking in the natural beauty. Whether your dream is peaceful country living, agricultural use, or recreational freedom, this ranch offers an incredible



opportunity.

Built in 2024

Essential Information

MLS® #	25011026
Price	\$1,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	47.95
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Active

Community Information

Address	7196 S County Road 458
Area	Leon
Subdivision	Other
City	Normangee
County	Leon
State	TX
Zip Code	77871

Amenities

Utilities	Propane, Septic Available, Water Available
Features	Patio, Recreation Area
Parking	Detached Carport, Detached, Garage
# of Garages	3
Pool	In Ground

Interior

Interior	Vinyl
Interior Features	Granite Counters, High Ceilings, Window Treatments, Breakfast Area, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan, Programmable

	Thermostat
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Water Heater, ENERGY STAR Qualified Appliances
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Stories	Two

Exterior

Lot Description	Trees Large Size, Trees
Roof	Metal
Construction	Metal Siding

School Information

District	Normangee
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Additional Information

Days on Market	12
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Listing Details

Listing Agent	Jamie Prejean
Listing Office	CENTURY 21 Integra

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