



**30 COUNTY RD 132B, HALLETTSVILLE, TX  
77964, USA**

<https://test.houston-re.com>



A rare find with a backyard oasis... this beautiful two-story home is located on a corner lot in the Fawn Ridge Subdivision, in the quaint little town of Hallettsville. Upon entry through the foyer, you'll be greeted by meticulous details and a beautiful spiral staircase. The formal study provides space to complete your tasks in [...]

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## Rooms & Units Description



**Property title:** 30 County Road 132b Hallettsville Texas 77964

**Room Description:** Breakfast Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Original List Price:** 849000.00

**Room Count:** 8

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Photo Count:** 44

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## Property Details

**Parcel Number:** R58793

**Style:** Traditional

**Price Sq Ft List:** 213.85

**Acres Description:** 1 Up to 2 Acres

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cleared,Corner

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 1.807

**Dwelling Type:** Free Standing

**Floors:** Carpet,Engineered Wood,Tile

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## Property Features



**Exterior:** Back Yard Fenced,Covered  
Patio/Deck,Outdoor  
Kitchen,Patio/Deck,Private Driveway,Storage  
Shed

**Roof:** Composition

**Garage Carport:** Auto Garage Door  
Opener,Golf Cart Garage

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplace Description:** Wood Burning  
Fireplace

**Energy:** Attic Fan,Ceiling Fans,Digital  
Program Thermostat

**Oven Type:** Electric Oven

**Water Sewer:** Aerobic,Well

**Siding:** Brick,Stone

**Interior:** Alarm System - Owned,Crown  
Molding,Drapes/Curtains/Window Cover,Dry  
Bar,Formal Entry/Foyer,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Electric

**Pool Private:** 1, In Ground

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island  
w/o Cooktop,Kitchen open to Family Room,Walk-in  
Pantry

**Dishwasher:** 1

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 1.6949

**Tax Amount:** 9020

**Tax Year:** 2022

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## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

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## Location Details



**Area:** 68

**School District:** 179 - Hallettsville

**School Elementary:** HALLETTSVILLE ELEMENTARY SCHOOL

**School High:** HALLETTSVILLE HIGH SCHOOL

**State:** Texas

**City:** Hallettsville

**County Or Parish:** Lavaca

**Directions:** From Hwy 90A, take FM530 to CR 132, take a left on CR 132B, House is on corner lot on your left.

**School Middle:** HALLETTSVILLE JUNIOR HIGH SCHOOL

**Subdivision:** Fawn Ridge Estate

**Zip:** 77964

Miscellaneous

**Annual Maint Desc:** No

**Connections:** Electric Dryer Connections,Washer Connections

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** FAWN RIDGE ESTATE, LOT 7, ACRES 1.8070

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exemptions:** Homestead,,,,,,,,,

**Range Type:** Electric Range

**DOM:** 6

Courtesy of

**List Office Name:** Vip Realty

