

# CENTURY 21

Judge Fite Company



## 257 HCR 2201

AQUILLA, TX 76622



\$1,250,000



2,736 sqft



4 beds



3 baths

## DESCRIPTION

Welcome to peaceful riverfront living at its finest. This beautifully updated 4-bedroom, 3-bath home sits on over 320 feet of Brazos River frontage, offering wide-open views and a true connection to the land from multiple rooms throughout the home. Inside, you'll find a thoughtful renovation with custom cabinetry and stunning quartzite countertops throughout home, quality tile work, fresh paint, and new flooring that bring both style and durability. Step outside to enjoy new siding and paint, classic porch columns, and concrete walkways that add charm and function to the property. The main home includes an attached one-car garage, along with a detached four-car garage and carport featuring electric garage doors, spray foam insulation, a half bath, and a bonus room ideal for extra storage, a workshop, gameroom, or a comfortable gathering space. The property is well set up for country living with multiple storage sheds and an additional 30x50 barn complete with electricity and spray foam insulation. A scenic 2.5-acre pond and large fenced pasture—currently under agricultural exemption—offer plenty of room for livestock, recreation, or simply enjoying the outdoors. With your own private boat ramp, you have direct access to the Brazos River where you can step right into fishing, kayaking, or quiet evenings along the river whenever you please. A separate 3-bedroom, 2-bath guest house provides flexibility for extended family, visitors, or additional income opportunities. If you've been looking for a place where comfort meets wide-open spaces, this property offers the best of both—quiet country living with thoughtful upgrades and room to enjoy it all. Photos coming soon! Agent is owner.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21238488

**YEAR BUILT:** 1982

**COUNTY:** Hill

**TRACT OR SUBDIVIION:** WM Brooks A-1 TR42, 42 A, & 42B

**LIST DATE:** 04/14/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,736

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 19.08

**LOT SIZE (SQFT):** 831,124

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurningStove

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- AdditionalParking
- Carport
- DoorMulti
- DetachedCarport
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Dock
- RainGutters
- Storage

### POOL TYPE:

- None

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
  - SepticAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DoubleVanity
  - KitchenIsland
  - MultipleMasterSuites
  - OpenFloorplan
  - Pantry
  - VaultedCeilings
  - WalkInClosets
- 

**LISTED BY:** Stacy Conroy 

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**BROKERED BY:** Bosque Real Estate Inc