

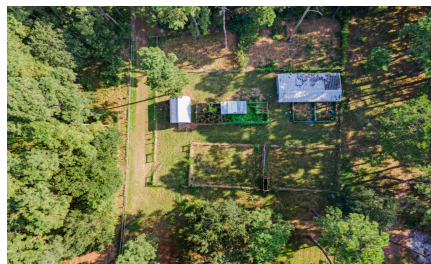
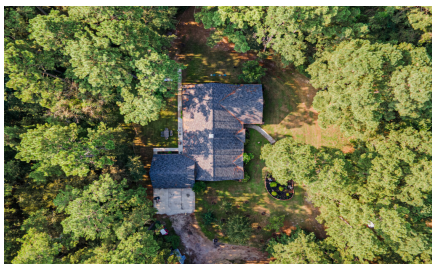
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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

32770 Willow Bend Ln. - List Price: \$1,100,000

Property Type: Residential

[VIEW ON MAP](#)



Description:

Experience the Best of Country Living – Stunning 4-Bedroom Ranch on 10 Acres in Waller ISD

Discover the perfect blend of privacy, charm, and modern convenience in this beautifully maintained 4-bedroom, 3-bath ranch-style home, nestled on 10 serene acres in the highly desirable Waller ISD. With 3,359 sq ft of thoughtfully designed living space, this property offers room to breathe—indoors and out.

Step inside to find ¾" birch hardwood floors, custom cabinetry throughout, and an open, inviting floor plan centered around a striking double-sided fireplace—ideal for cozy gatherings or quiet evenings in. The spacious kitchen is a chef's dream, featuring a double oven, ample counter space, and abundant storage for all your culinary needs.

The versatile layout includes a private bedroom with ensuite bath just off the living room, perfect for multi-generational living, guests, or a home office setup.

Outside, take in the peaceful country scenery surrounded by mature trees and fruit trees, while enjoying the fully equipped, agriculture-ready setup—complete with horse/cattle stalls, a tack room, feed barn, chicken coop, and cross-fencing, all with water and electricity run throughout the property.

Additional features include:

- Fiber optic internet for fast, reliable connectivity
- Electric gated entrance for security and ease
- Covered carport and bonus outbuilding for storage or workshop needs

Ideally located for both seclusion and accessibility:

- 20 minutes to Cypress
- 35 minutes to Brenham
- 45 minutes to Houston
- 1 hour to College Station & The Woodlands

Whether you're dreaming of a private family retreat, a hobby farm, or a peaceful country escape with modern perks, this property is a rare find. Come experience country living at its finest—schedule your private showing today!



Acres: 10

List Price: \$1,100,000

City: Waller

County: Waller

State: TX

Zip: 77484



Samantha Want

SamanthaWant

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[Texas Real Estate Commision Information About Brokerage Service »](#) | [Texas Real Estate Commision Consumer Protection Notice »](#)

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