

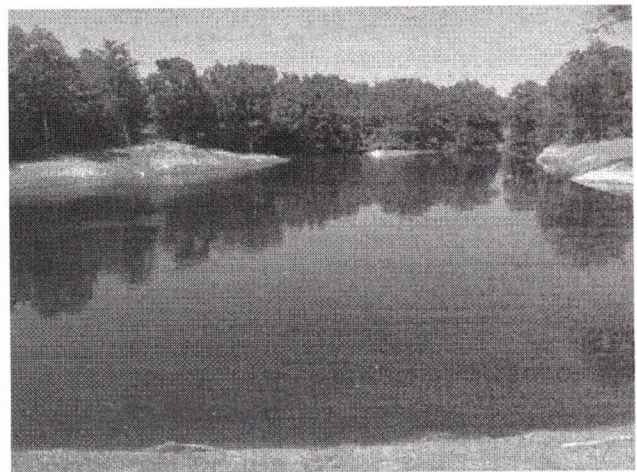
# Winding Creek

*www.WellbornWindingCreek.com*

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**6101 Stousland Road, College Station, TX 77845**

**WELCOME TO WINDING CREEK!** Where you and your family have the unique opportunity to enjoy peaceful country living in the College Station school district. Winding Creek offers home sites of one acre plus with gentle terrain, great views, and large trees. The perfect place to build your comfortable country home. Residents enjoy our private 2 acre neighborhood park. The park will have a pavilion and a nature trail along Boggy Creek with a 1.5 acre lake.



**FOR INFORMATION, PLEASE CONTACT EITHER OF THE FOLLOWING:**

**FRED BAYLISS** [JBayliss@baylisslaw.net](mailto:JBayliss@baylisslaw.net) (979) 693-8361

**ML SCHEHIN** [ML@mls-development.com](mailto:ML@mls-development.com) (281) 642-4924

*developers of Saddle Creek, Sendera, & Bentwood*



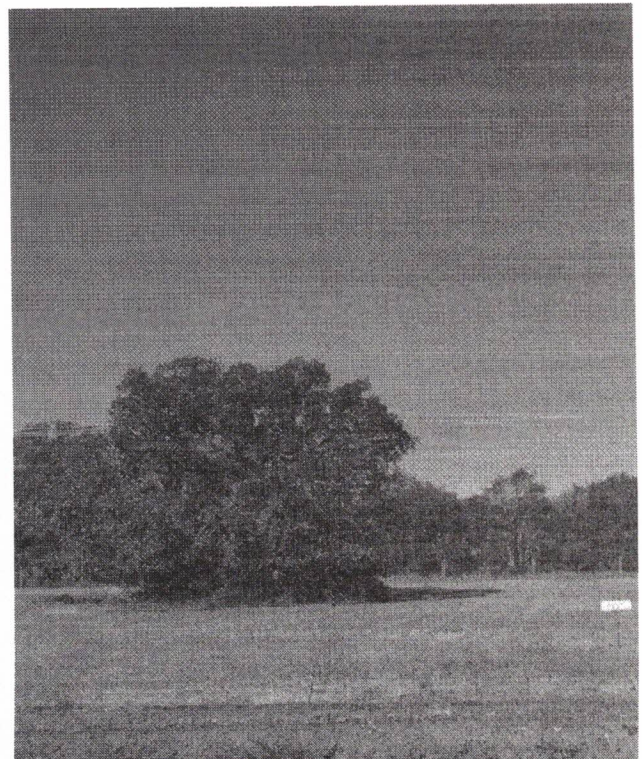
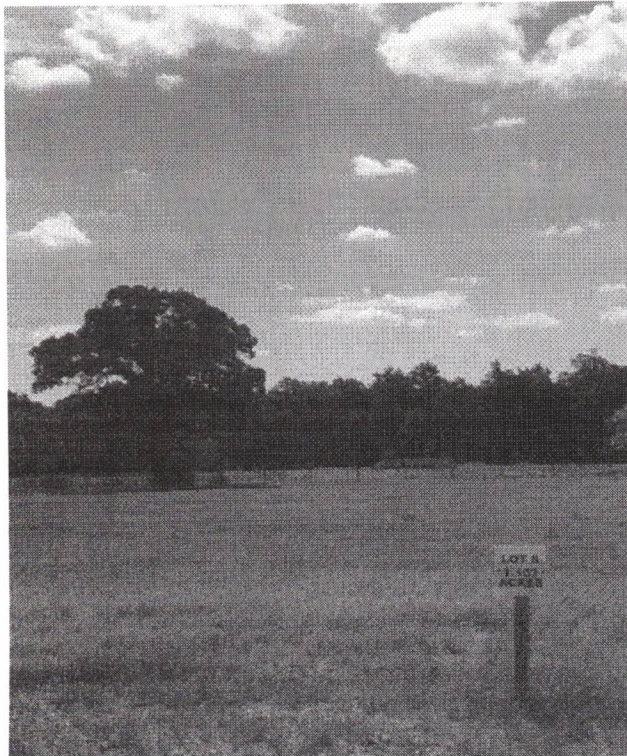
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## RESTRICTION HIGHLIGHTS

- ~ Architectural Control
- ~ Homeowners Association - Annual Fee \$400
- ~ 4.5 acre park with nature trail and pavilion
- ~ 60% Masonry
- ~ Building setbacks are: 50 feet front, 20 feet side
- ~ All driveways must be permitted and built to county specifications
- ~ Maximum of 3 dogs or cats; no horses, swine, sheep or goats.  
Exceptions for 4-H and FFA projects with HOA approval
- ~ All tanks (gas, water, swimming pool filters) shall be screened with landscaping or decorative fencing so as to not be visible



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## **SCHOOLS & SERVICES**

### **UTILITIES & SERVICES**

<b>Electricity</b>	BTU	(979) 821-5700
<b>Internet</b>	CEO Fiber	(979) 446-0054
<b>Telephone</b>	Verizon	(800) 688-2880
<b>Water</b>	Wellborn SUD	(979) 690-9899
<b>Trash Service</b>	3C Disposal	(936) 825-2441
<b>Mail Service</b>	Wellborn Post Office	(979) 690-7660
	College Station Post Office	(979) 693-4152

### **EMERGENCY SERVICES**

<b>Police Department</b>	Sheriff's Department	(979) 361-4100
<b>Fire Department</b>	Wellborn Volunteer	911
<b>Hospitals</b>	College Station Med	(979) 764-5100
	Scott & White	(979) 691-3300

### **COLLEGE STATION SCHOOLS**

<b>Pecan Trail Intermediate School</b>	(979) 694-5874
<b>Wellborn Middle School</b>	(979) 694-5880
<b>A&amp;M Consolidated High School</b>	(979) 764-5500
<b>Greens Prairie Elementary School</b>	(979) 694-5870

# WELLBORN WINDING CREEK

Phases 1-4 **SOLD OUT**

**Phase 5—One Lot Remaining**

**5383 Legend Oaks**

**1.088 acres**

**\$190,000**

**FINANCING AVAILABLE**



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