

Presenting
1273 G. Miller Road,
Columbus, TX 78934

This is the one you have been waiting for!! 76 +/- acres of first class recreational hunting land boasting a Custom built 4535 sq. ft. home offering 4 bedrooms, 3.5 bathrooms, a large bonus room and a 2-car attached garage. The home was built with the latest first class materials from top to bottom, that need to be seen to be appreciated, but sure to please the selective buyer.

All the improvements sit high at the rear of the property, lending excellent views of the entire parcel.

The Northern boundary of this tract is the highly sought after Cummins Creek and the Southern boundary is the Colorado River which gives amazing aesthetic appeal of this property. This area is home to an abundance of wildlife and located just a few minutes from Historic Columbus, Texas.

Perfect property for full time living, weekend get-away or corporate retreat.

Professionally Marketed by

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Coldwell Banker The Ron Brown Company

930 Walnut Street, Columbus, TX 78934

Basic Information

76 +/- Acres of Land
4535 sq. ft. (per Appraisal) Custom Built Home in 2011

4 Bedroom

3.5 Bathrooms

Bonus Room

Study

Spacious Living Room

Formal Dining Room

Gourmet Kitchen

2 Fireplaces

Party Bar Room

Screened-In Outdoor Kitchen

2 Car Attached Garage

Flagstone Patios and Walkways

Water Well and Septic System

Propane

Fenced and Cross Fenced

Home Features

Living Room

*Gas Heatilator Fireplace with Granite Surround
2 story High Ceilings
Recessed Lighting
Built-In Speakers
2 sets of French Doors
Wood Flooring*

Formal Dining Room

*Great Views of the Acreage
French Door to Front Porch
Wood Flooring*

Gourmet Kitchen

*Granite Countertops
Limestone Backsplash
Kraftmaid Cabinetry
Samsung Stainless Steel French Cabinet Refrigerator
Bosch Stainless Steel Concealed Dishwasher
Induction 5 Burner Cooktop with Extractor
Bosch Double Convection Ovens
Double Stainless Steel Sink
Under Cabinet Lighting
Instant Hot/Cold Water Faucet
Wood Floors
Oversized Pantry with Full Size Fridge*

Breakfast Nook off the Kitchen Area

Wood Flooring

Desk Area

Guest Bathroom

½ Bath with Granite Counter

Wood Flooring

Master Suite

*Spacious Bedroom with Lots of Windows
French Door to the Rear Flagstone Patio*

Built in Speakers

Double Closets with Custom Built-Ins

Wood Flooring

En-Suite Master Bathroom

Whirlpool Bath Tub with Tile Surround

Glass Block over Tub

Separate Tiled Shower

Double Kohler Sinks

Granite Countertops

Tile Flooring

Separate Commode Room

Study

Located at the Front of the Home with Great Views

French Doors to Front Flagstone Patio

Wood Flooring

Laundry Room

Stacker Washer and Dryer Unit (For Sale)

Upright Chest Freezer (For Sale)

Utility Sink

Granite Countertops

Lots of Cabinets

Tile Flooring

Party Bar Room and Screened-In Outdoor Kitchen

*Party Room with Granite Top Bar, Sink, Custom
Cabinetry, Glass Tile Backsplash, Fridge,
TV and Wood Flooring.*

*This Room Leads to the Screened-In Flagstone Cooking
Patio that is Complete with Built- In Double DCS Grill
with Rotisserie, Fireplace and
Tongue and Groove Wood Ceiling.*

Bedrooms

*3 Additional Bedrooms Upstairs, 2 with En-Suite
Bathrooms, Lots of Closet Space and Wood Floors*

Bonus Room over Garage

*Excellent Space for Game Room, Craft Room or
Additional Sleeping Area.*

Other Features of the Home

HardiPlank Exterior

Concrete Slab

Metal Roof

Double Pane, Double Hung Windows

Alarm System with Motion Detection

Fire Alarm System

2 HVAC Systems

Hot Water On Demand System

Satellite TV

Propane Gas

Water Softener

Heavy Duty Whole House Water Filter System

Whole Home Audio System

Home Automation System

Carbon Monoxide Detection

Tongue and Groove Ceilings on Porches

Hunter Sprinkler System

400-amp Electrical Service

Flagstone Walkways

Flagstone Patios

Stone Fire Pit Area

Concrete Driveway with Turn Out by Home.

2 Car Finished Out Attached Garage with Openers

Highly Insulated

Land

Cummins Creek - Northern Boundary

Colorado River - Southern Boundary

Rectangular in Shape

Dense Woods

Soft Woods

Live Oaks

Pecans

Improved Pasture

Cattle Guard

Good Quality Recreational Hunting

Fantastic Aesthetic Appeal