

Presenting
5272 Interstate Highway 10
Alleyton, TX 78935

Just Wait Until You See This Amazing Paradise!!

This is a one of a kind property! EXTENSIVE remodeling was done in 2015, taking the home all the way back to the studs and more! Boasting an immaculate 3003 sq. ft. home (per seller) and an 800 sq. ft. guest house which could also be used as a home office, art studio or income producing AirBnB/VRBO. Your outdoors at this property provides all the recreation you have been looking for, a Swimming Pool (reworked 2011), a Hot Tub, Fantastic Outdoor Kitchen with Bar, Pergola, your very own Pizza Oven and expansive Concrete and Flagstone Patios. Entertaining is made easy at the Party Barn with built in Bar and Dance Floor (Electric is designed for Venue Lighting & Power needs).

Several other Outbuildings. You have probably heard that the Alleyton/Columbus area is known for its Live Oak trees but wait until you see the Live Oaks on this property! An Arborist estimated that approximately 23 of the Live Oaks are over the 200 years old.

They are just phenomenal! A pond towards the front of the property just completes the package.

Perfect for FULL TIMERS, WEEKENDERS, WEDDING VENUE OR CORPORATE RETREAT.

Easy access to Houston, Austin, and San Antonio.

Fantastic Location just East of Columbus offers a short travel time to Schools, Shopping, Grocery Stores, Places of Worship and Restaurants.

Note: This Property did NOT flood during Hurricane Harvey.

READ ON FOR MORE DETAILED INFO ON THIS PROPERTY.

Basic Home Information

3003 sq. ft. Brick Home (per Seller)
Built in 1942 (per Seller) - TOTAL Remodel in 2015
Metal Roof - Replaced 2010
1 Story - 3 Bedroom - 1.5 Bathrooms - 2 Car Detached Carport
Living Room
Formal Dining Area with Dry Bar off to side
Spacious Kitchen with Island and Breakfast Bar
Double Pane - Double Hung Windows
Enclosed Rear Porch the Length of the Entire Home
Central HVAC System - Replaced 2016 including Ductwork
Electrical & Plumbing - Redone 2015
Lighting - Redone 2015 (Designed by Professional Lighting Contractor)
Insulation - Blown - 2015
Water Heater - Replaced 2010
Appliances Replaced 2015
Solid Plank Bamboo Flooring Throughout
Travertine Tile Flooring in Bathrooms
Laundry Area and Cedar Closet in Hallway
In - Ground Swimming Pool - Reworked 2011
Hot Tub Installed 2011
Outdoor Kitchen - Pergola - Pizza Oven
1/1 Guest House/Office/Art Studio with Front Porch - Remodeled 2013
Alarm System at Main House - Propane Tank (Buried)
Some Furniture can be purchased

Land Information & Outbuildings

5.950 +/- Prime Acres with Interstate Road Frontage
Abundance of Truly Majestic Live Oak Trees
Party Barn with Dance Floor and Bar
Power at one of the Party Barns has enough power for professional
Sound and Lighting for events.
Pole Barn
Pond
Water Well +/- 80 ft. (Alleyton Spring)
2 x Septic Systems - One at Main House and One at Guest House

Living Room - 20' x 17'

Bright, Spacious and Open

Built-In Cabinetry

Brick Wood Burning Fireplace

2 sets of French Doors Leading to Enclosed Rear Patio & Back Yard

Double Pane - Double Hung Windows

Recessed LED Lighting

Solid Plank Bamboo Wood Flooring

Kitchen - 22' x 17'

GE Stainless Double Electric Stove

Electrolux Icon 6 Burner Gas Cooktop with Stainless Vent Hood

Stainless Steel Maytag Dishwasher

Stainless Steel French Cabinet Fridge - Negotiable

Microwave Niche

Quartz Solid Surface Countertops

Custom Wood Cabinetry some with Glass Front

Pull out Trash Can Drawer & Microwave Niche

Stainless Steel Farm Sink with Stainless Faucet

Custom Moroccan Tile Backsplash

9 ft x 6 ft Quartz Island with Breakfast Bar & Sink

Pantry with Custom Barn Style Slide Doors

Double Pane - Double Hung Windows

Recessed LED Lighting

Solid Plank Bamboo Wood Flooring

Dining Area - 22' x 17'

Spacious and Perfectly Located by Kitchen

Custom LED Over Dining Table Lighting

Butlers/Buffer Serving Area

Dry Bar with Moroccan tile accents & Wine Cooler

2 sets of French Doors leading to Enclosed Patio

Double Pane - Double Hung Windows

Solid Plank Bamboo Wood Flooring

Master Bedroom - 23' x 12'

Dressing Room - 11' x 08'

Very Spacious

Light and Bright

Huge Walk-In Closet

Ceiling Fan

Sitting Area

Double Pane - Double Hung Windows

Recessed LED Lighting

Solid Plank Bamboo Wood Flooring

Main Bath - 11' x 07'

Tumbled Limestone Shower with Seat

Custom Rough Edge Travertine Sink

Custom Built Sink Vanity

Custom Backsplash

Travertine Tile Flooring

Door from Bathroom to Exterior - Services Poolside

2nd Bedroom - 14' x 14'

Spacious, Light and Bright

Ceiling Fan with Light

Built in Niche

2 sets of French Doors

Solid Plank Bamboo Wood Flooring

3rd Bedroom - 14' x 11'

Spacious, Light and Bright

Double Pane - Double Hung

Ceiling Fan with Light

Solid Plank Bamboo Wood Flooring

Guest Bathroom (1/2 bath)

Corner Pedestal Sink

Custom Window

Laundry Area

*Located in Hallway
Porcelain Tile Flooring*

Cedar Closet in Hallway

Enclosed Rear Patio 50' x 10'

*Spectacular Views of Back Entertaining Area
Brick Floor
Ceiling Fans
Wall of Windows*

Guest Home/Office/Art Studio

*Built 1953 - Renovated in 2013
Metal Roof over Concrete
Cedar Shingle Siding
800 sq. ft. - 1 bedroom - 1 bath - Huge Closet
Spacious Living Room - Exposed Beams
Full Kitchen with Electric Stove, Sink and Fridge
Bedroom area separated with Custom Barn Style Sliding Doors
2 x Window Air Conditioning Units
Recessed Lighting
Porcelain Tile
Original Wallboard
French Doors to Patio
Presently being Rented on VRBO*

Swimming Pool

*Gunite Pool - Redone in 2011
Hot Tub - Installed in 2011
Pool Equipment - Replaced in 2011
Flagstone Patio around Pool and Hot Tub Area*

Outdoor Kitchen

*Sink & Griddle
Concrete Bar Countertops*

Pergola Sitting Area

Party Barn with Bar and Dance Floor

Other Outbuildings for Storage

Pond

*Need to live where you work? This one is perfect!!
Has been used numerous times as a Wedding Venue.
Pictures available upon request.*

HES, RICHARD S & DONNA G



VALENTI, KARL E &



HODDE, JAMES RUSSELL TRSTEE OF THE FAMILY TRUST

TOR LLC

Alleyton Rd

Alleyton Rd

Live Oak Branch

Live Oak Creek

HARRISON, HINES D & PEGGY E

EPPS, STEVE & SANDRA

HARRISON, HINES D & PEGGY E

WALIGURA, HOLLY F & JOHN

WALIGURA, HOLLY F & JOHN

100m
300ft

My Listings (1)

Show My Incomplete Listings

Search: -- MLS # --

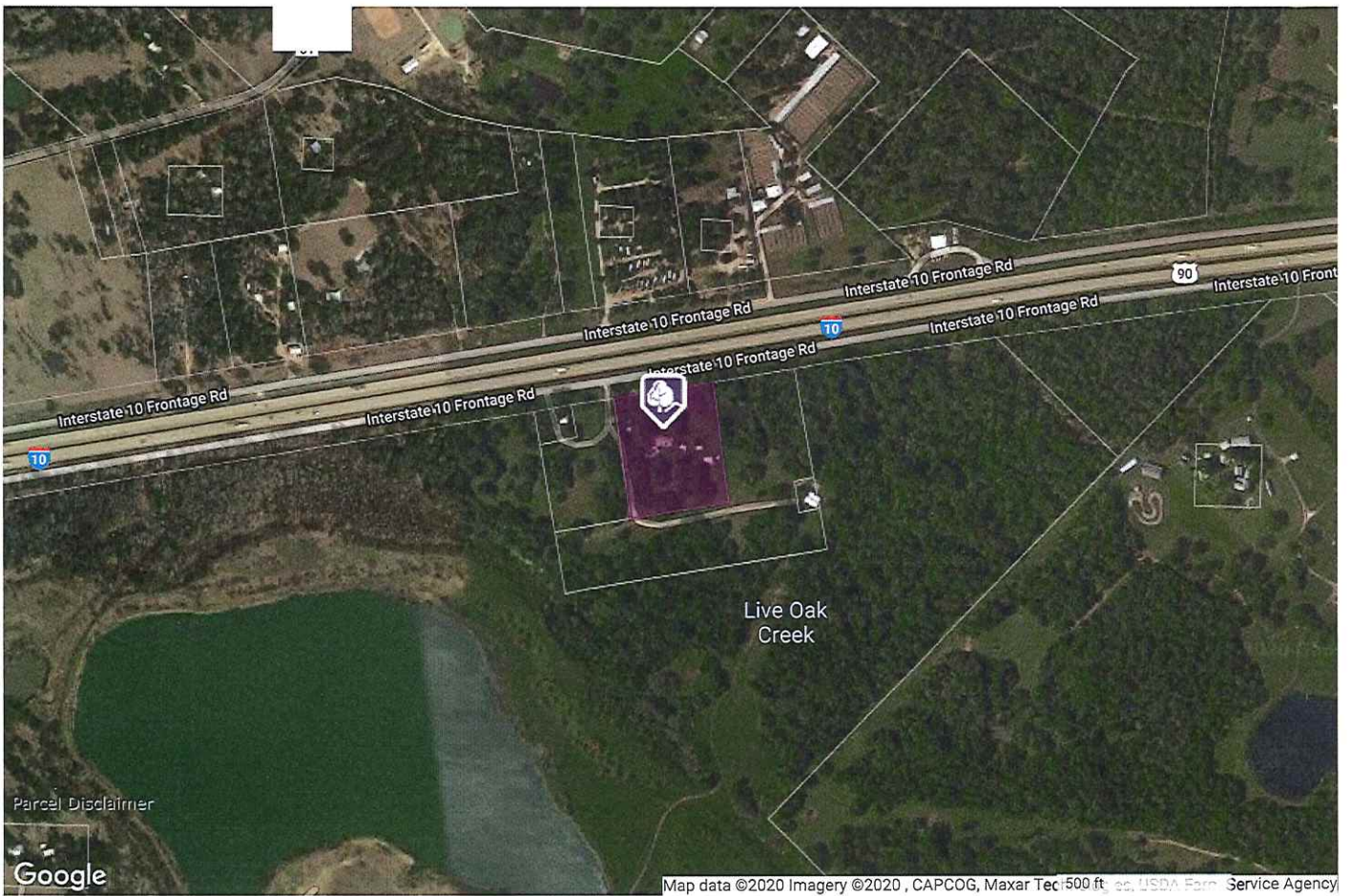
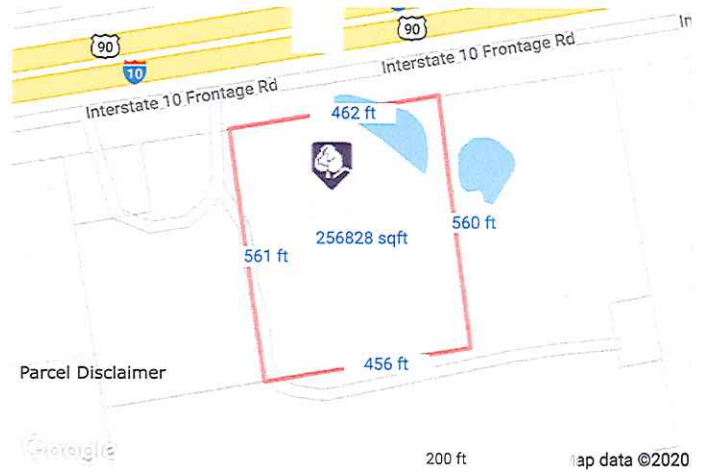
[Click here to run this as a Full Search](#)

Previous · Next · 1 of 1 · Checked 0 · All · None

Display 360 Property View at 1 per page

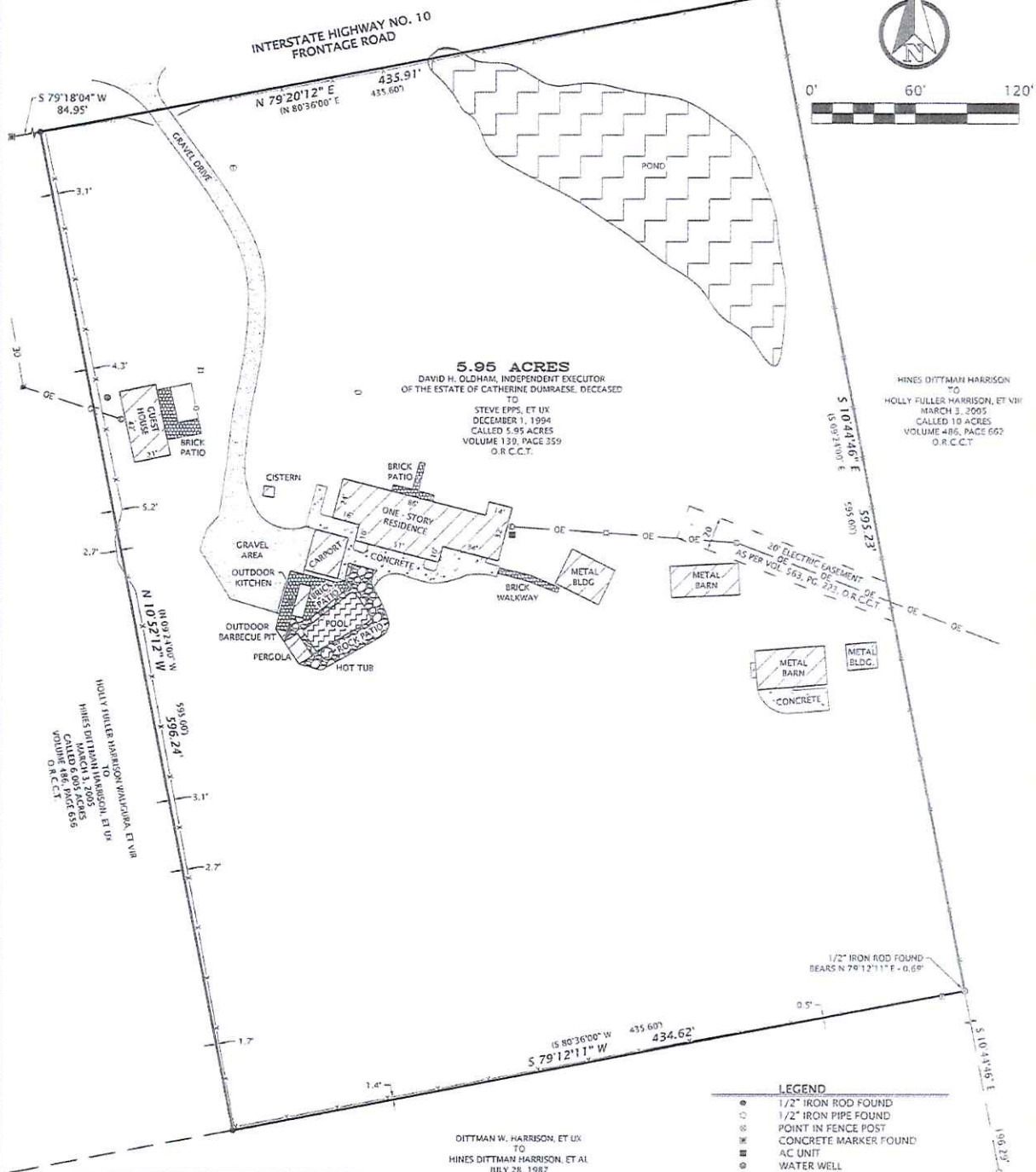
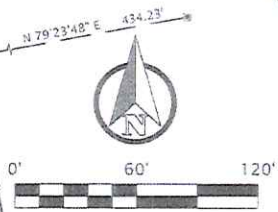
5272 Ih 10, Alleyton, Texas 78935-2058 Colorado County

Parcel Map



COLORADO COUNTY, TEXAS
 JOHN MCCROSKY LEAGUE
 ABSTRACT NO. 31

P.O.B.
 Texas South Central Zone
 NAD 83/2011
 State Plane Grid Coords
 NXY: 13,816,554.53 USft
 EIX: 2,773,013.99 USft



5.95 ACRES
 DAVID H. OLDHAM, INDEPENDENT EXECUTOR
 OF THE ESTATE OF CATHERINE DUMRAESE, DECEASED
 TO
 STEVE EPPS, ET UX
 DECEMBER 1, 1994
 CALLED 5.95 ACRES
 VOLUME 139, PAGE 359
 O.R.C.C.T.

HINES DITTAMAH HARRISON
 TO
 HOLLY FULLER HARRISON, ET HUSB
 MARCH 3, 2005
 CALLED 10 ACRES
 VOLUME 486, PAGE 662
 O.R.C.C.T.

HOLLY FULLER HARRISON, WIFE OF VIB
 TO
 HINES DITTAMAH HARRISON, ET UX
 MARCH 3, 2005
 CALLED 10 ACRES
 VOLUME 486, PAGE 662
 O.R.C.C.T.

DITTAMAH W. HARRISON, ET UX
 TO
 HINES DITTAMAH HARRISON, ET AL
 JULY 28, 1987
 THIRD TRACT - CALLED 4 ACRES
 VOLUME 544, PAGE 266
 O.R.C.C.T.

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.99987858
 BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

SCHEDULE "B" NOTES
 1. THAT CERTAIN EASEMENT IN FAVOR OF SAN BERNARD ELECTRIC COOPERATIVE, INC., DATED MARCH 28, 2007, RECORDED IN VOLUME 563, PAGE 223, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS AFFECTS SUBJECT TRACT AS SHOWN.

SURVEY NOTES
 1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED BASED STRICTLY ON A TITLE COMMITMENT ISSUED DECEMBER 22, 2015 (EFFECTIVE DECEMBER 17, 2015) BY ELLIOTT & WALDRON ABSTRACT COMPANY, CP NO. 15488.
 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC., THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
 3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 3-4, 2015 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Matthew W. Loessin
 FOR FRANK SURVEYING CO., INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953

12/22/2015



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON PIPE FOUND
 - ⊗ POINT IN FENCE POST
 - ⊗ CONCRETE MARKER FOUND
 - AC UNIT
 - ⊕ WATER WELL
 - LIGHT POLE
 - ⊕ POWER POLE
 - GUY ANCHOR
 - ELECTRIC METER
 - TELEPHONE RISER
 - UNDER GROUND PROPANE TANK
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - OE OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION

**SURVEY PLAT OF A 5.95 ACRES
 JOHN MCCROSKY LEAGUE, A-31
 COLORADO COUNTY, TEXAS**

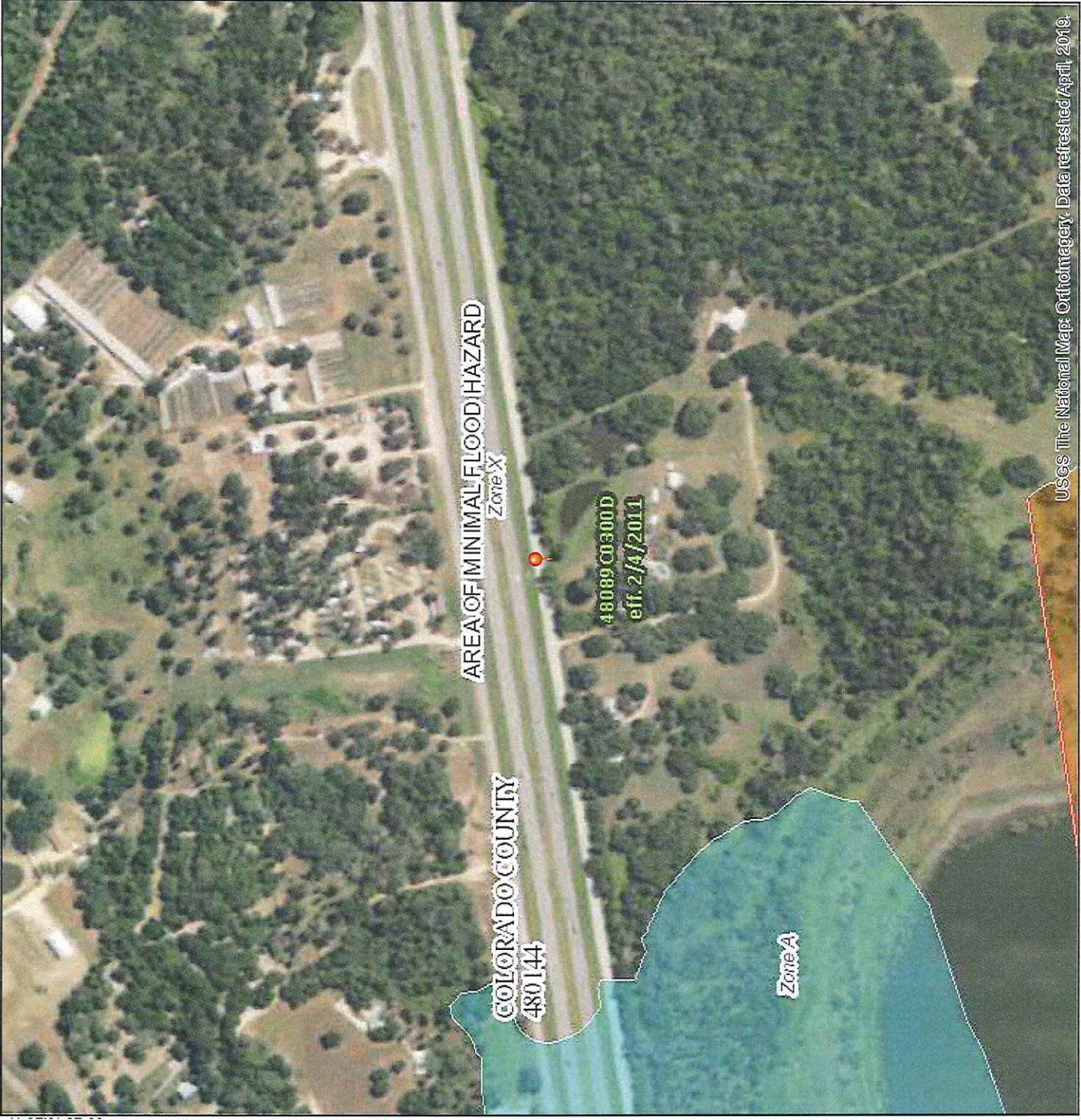
DATE: 12/22/2015
 DRAWN BY: KAC/LGD
 CHECKED BY: MWL
 FIELD CREW: KAC/MTH
 PROJECT NO: 201511156
 COUNTY: COLORADO
 SCALE: 1" = 60'
 SHEET: 1 OF 1

FRANK SURVEYING COMPANY INC.
 2205 Walnut Street - Columbus, TX 78954
 Ph: 979.732.3114 - Fax: 979.732.5271
 www.franksurveying.com
 LAND SURVEYING/ENERGY/GIS SERVICES
 TITLES ITEM NO. 14000100

National Flood Hazard Layer FIRMette



29°43'12.75"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone I)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/24/2020 at 12:13:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.