

Presenting
"Lil Easy"
2065 Highway 71
Columbus, TX 78934

What a spectacular opportunity to own this elegant country equestrian estate, sitting on 40.75 prime acres of land with amazing sprawling Live Oak trees and lush pastures.

This choice estate boasts a perfectly appointed limestone main home, meticulously remodeled in 2018 with high end finishes. Live and entertain in ultimate comfort, featuring a spacious living room with floor-to-ceiling limestone fireplace, dining area, a gourmet chef's kitchen that forms the heart of the home with a suite of luxury appliances, 4 nicely sized bedrooms, 3 bathrooms, a study and more!

Just wait until you see the rear patio & immaculately manicured back yard that was designed with entertaining in mind!

The +/- 850 Sq. Ft., equally well appointed Gymdominium offers a tasteful retreat for your guests, offering a lounge area, bedroom, full bath and of course your very own gym! Two large storage areas adjoin the Gymdominium for all your storage needs.

To top it all off, the equestrian barn facility lends itself to 15 horse stalls, wash bay and a tack room perfect for your horses. Or perhaps consider a small horse boarding operation! Don't need horse stalls? No problem, they can be removed to leave you with a huge workshop.

Plenty of outdoor recreation for everyone! For the fisherman, a +/- 1 acre stocked pond with a pier and fish feeder. A target shooting area is located by the pond and for the hunter, don't worry, as this parcel is home to an abundance of deer and other wildlife. Lots of 4-wheeling opportunity on the acreage providing endless fun and fresh air. Yes, finally you will be able to see the stars in the sky! This retreat is perfect for full-time living, for a weekend get-away or even a corporate retreat.

Location, Location, Location! Recreational bliss perfectly located within the "Golden Triangle" between, Houston, Austin and San Antonio.

Approximately 7 miles to the well renowned "Big Easy Ranch", 9 miles to the Quaint town of Columbus, 53 miles to Katy, 73 miles to Austin Airport and 147 miles to San Antonio.

Your Escape from the hustle and bustle of city life awaits you!

[Read more detailed info on the pages that follow.](#)

Basic Features of Improvements

Main Home - Total Remodel in 2018

3230 sq. ft. (per Appraisal) One Story Limestone Main Home
Built in 2006 with Composition Roof
Spacious Living Room with Limestone Wood Burning Fireplace
Dining Area off Living Room
Gourmet Island Kitchen - Total Redesign & Remodel
4 Spacious Bedroom
3 Bathrooms
Laundry Room with Cabinets, Granite Countertops & Secondary Fridge
Study with Custom Built-Ins & Barn Style Doors
Alderwood Front, Rear and Study Door
Solid Wood Doors Throughout with Top End Hardware
Custom Cabinetry - Built On-Site
Lighting Fixtures - LED Recessed - Updated Throughout
Plantation Shutters
Crown Molding
Wood-Like Tile Floors
Ceramic Tile in Bathrooms
2 x HVAC Units
HVAC Ducts Replaced - 2018
3 Car Attached Garage with Stainless Steel Sink
3 Car Attached Carport
Spacious Entertaining Patio
Limestone Firepit
2 Water Heaters at Main Home & 1 Water Heater at Gymdominium.
Sprinkler System - Approx. 3 acres House and Tree Pasture
Generac Generator - Whole Home and Both Water Wells
1000 Gallon Buried Propane Tank
Water Softener for Home Water Well
Lightning Rods on Home and Horse Barn Building
All Nicely protected by Security Cameras & Alarm System

Gymdominium - Constructed in 2020

+/- 850 Sq. Ft. with 14' Ceilings - Shiplap Walls - Stained Concrete Floors
Lounge Area - Wet/Coffee Bar Area - One Bedroom - One Bathroom
Gym - 3 Mini-Split Air/Heat Units - Sprayed Foam Insulation

Horse Facility Barn

Metal Barn +/- 3000 Sq. Ft.
5 Full Size Horse Stalls
10 Mini Horse Stalls - Easily Modified to Full Size
Plumbed for an Insect Spray System
Tack Room
Wash Bay
Electric Water Heater
Concrete Floor

Don't Need Horse Stalls? No problem, remove them and have a HUGE Workshop!

Storage

3 x Pole Barn Storage Areas
2 Storage Areas Attached to Gymnasium Building

Land Improvements

40.75 Prime Acres of Land
Abundance of Sprawling Live Oak Trees
Pastures
Perimeter & Cross Fenced - ALL Hog Wire
+/- 1 Acre Pond w/Aeration - Stocked - 2019
2" Water Feed Line to Pond
Fish Feeder at Pond
Target Shooting Area
2 Deer Feeders
5 Automatic Gates
2 x Water Well
2 x Septic Systems
250 Gallon Diesel Tank
Several Water Troughs for Horses/Deer
3 Electric Meters - Home/Gymnasium & Horse Facility/Pond
+/- 25 Water Faucets Throughout Property
Over 80 Additional Trees Planted Since 2018
Caliche Rock Added to Roadway to Pond

Detailed Room by Room Features

Living Room

Spacious
Limestone Woodburning Floor to Ceiling Fireplace
Recessed Lighting
Ceiling Fan
Tile Wood-Like Flooring

Dining Area

Located off the Living Room
Drop & Recessed Light Fixtures

Luxurious Island Kitchen

Custom Built Floor to Ceiling Wood Cabinetry
Granite Countertops
10' Quartz Island with Breakfast Bar and Additional Cabinets
Designer Tile Backsplash
48" Wolf Gas 6 Burner Range/ Char Broiler Grill with Double Oven
Zepher Stainless Steel Extractor Fan
Additional Wolf Wall Oven
Built-In Stainless Wolf Microwave
Farm Styled Deep Sink
Reverse Osmosis
48" Sub-Zero Fridge/Freezer
15" Sub-Zero Ice Machine with Reverse Osmosis
30" Sub-Zero Built-In Wine Fridge
24" Sub-Zero Under Cabinet Beverage Cooler
Stainless Steel Bosch Dishwasher
Drop and Recessed Light Fixtures
Tile Wood-Like Flooring
Custom Built Pantry

Primary Bedroom

Coffered Ceilings
Distressed Wood Accent Wall
Ceiling Fan
Recessed Lighting
Tile Wood-Like Flooring

Primary Bathroom

*Two Separate Granite Countertops with Sinks
Freestanding Shower with 3 Shower Heads
2 Custom Built Closets w/Shelving/Cabinets/Granite Countertops
Extractor Fan
Recessed Lighting
Tile Flooring*

3 Additional Bedrooms

*Spacious
Large Closets
Ceiling Fans
Coffered Ceilings
Recessed Lighting
Tile Wood-Like Flooring*

2 x Guest Bathrooms

*Freestanding Tile Showers
High End Plumbing Fixtures
Copper Sinks
Granite Countertops
Extractor Fans
Recessed Lighting
Tile Flooring*

Laundry Room

*Washer/Dryer Connections
Shiplap Wood Walls
Granite Countertops
Recessed Lighting
Tile Wood-Like Flooring*

Parking

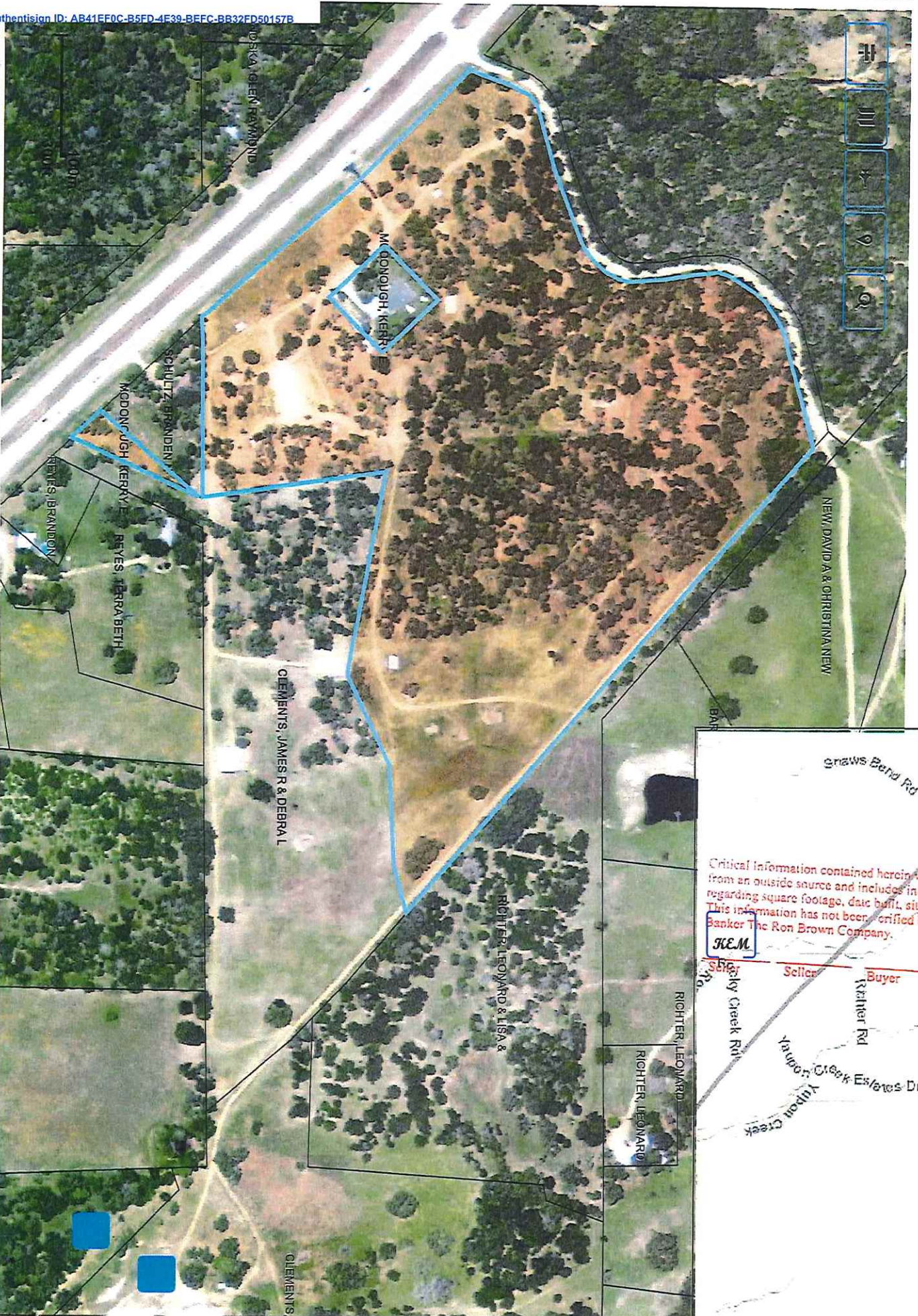
*3 Car Attached Garage
3 Car Attached Carport
Additional Parking at Gyndominium
Additional Parking at Front*

Gymnasium/Guest Suite

*Constructed in 2020
+/- 850 Sq. Ft
Lounge Area with Wet Bar/Coffee Bar
Bedroom
Full Bathroom
Gym Area
Plumbed for Ice Machine
14' Ceilings
Shiplap Walls
40 gallon Water Heater
3 Mini-Split Air/Heat Units
Separate Septic System
Stained Concrete Floors
Sprayed Foam Insulation
Gravel Added to Parking Area*

Additional Notes

*With an Acceptable Offer:
All Mounted Televisions (5) Convey
Washer/Dryer/Fridge in Laundry Room Convey
Alarm System Conveys
Security Cameras Convey*



Critical information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

KEM

Seller: Richter Rd
Buyer: Yallop Creek Estates Dr
Buyer: Yallop Creek Rd