



MAXWELL
PROPERTY GROUP

Property Features For
1108 Notting Hill Drive
Alleyton, Texas

Main House:

Built in 2009 – Steel Reinforced Concrete Block with Stucco Exterior
Studded Drywall Interior
Concealed Fastener Metal Roof - Polar White
3262 Sq Ft Living Space.
3 Bedrooms and 3.5 Baths
Office/Study
2 - 4 Ton A/C Units
Enclosed Patio with A/C Tongue and Groove Ceiling
Custom Cabinets in Kitchen
Custom Built Ins for the Living Room
Large Laundry Room
2 Car Oversized Garage with Storage Room/Pet Washing Room – 960 Sq Ft.
Stone Fireplace – Wood Burning and Gas
Large Front Porch with Wood Tongue and Groove Ceiling and Stone Accent Wall

Pool House:

Built in 2009 – Steel Reinforced Concrete Block with Stucco Exterior
Studded Drywall Interior
Concealed Fastener Metal Roof - Polar White
Full Bath with Shower
Kitchenette with Sink
Custom Built Bar
Stained Concrete Floor
Wood Tongue and Groove Ceiling
Storage Room
900+ Sq Ft
4 Ton A/C Unit

Pool:

Built in 2009
Gunitite Pool with Water Slide
Activity Style Pool – 5 Ft in the Middle and 3 Ft on each end
Saltwater/Chlorine Pool
Cool Decking
Iron Fence around Pool
Stained Concrete Patio



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Guest House and Garage:

Built in 2007 – Steel Reinforced Concrete Block with Stucco Exterior
Studded Drywall Interior
Concealed Fastener Metal Roof - Polar White
915 Sq Ft Guest House
Full Bath with Shower
2 Ton A/C Unit
3 Car Oversized Garage – 1134 Sq Ft.
Oversized Sink
Washer and Dryer Hookups

RV Parking:

Water Hookups
Electrical Hookups
Dump Station

General Information:

Low tax rate – 1.54% (per Colorado CAD)
Property never flooded
No HOA
Light deed restrictions attached
2 Acres
Irrigation system on entire property
No back neighbors
Located at the end of a quiet cul de sac street
Red Maple Trees, Live Oak Trees, Plummeria
Custom Landscaping
Well and Septic System
Back Yard Fenced
Circle Driveway
Electric Access Gate