

901 Church Street, Navasota, TX | Continuation of the Listing Description & Additional Features List:

Interior: Beautiful original Long Leaf Pine wood flooring is present throughout and was recently professionally polished to further enhance its natural beauty. In recent years, the kitchen has been elegantly renovated to modernize it for ease of use and living. The awe-inspiring William Morris wallpaper is still present in the foyer and on many other walls, as well as some extra wallpaper rolls that have been well preserved through the years that will convey. The original internal service staircase, hallway and work/storage areas have been well preserved through the years and add an extra layer of authenticity. Both the first and second floors offer living/reading rooms that can easily be converted into additional bedrooms and likely offer the option of adding additional bathroom(s) if so desired by the new owner. A particular large area of the 3rd floor that has been used as a closet through the years is believed to offer an ideal space to add a half bathroom if so desired. The current owner considered installing an elevator in the home as there is a particular space that seems to offer the ability to do so.

Disclaimer: Buyer(s) must perform their own due diligence to determine whether or not it is feasible to add additional bedrooms/bathrooms and an elevator with the appropriate contractors and/or a structural engineer. The listing Agent, Broker and Seller make no promises or guarantees that these additions or modifications are possible and/or feasible.

Exterior: This Victorian work of art has a stunning curb appeal that has been a well-known landmark in Navasota for many decades! Take a step back in time and enjoy this majesty as you stand at the curb of Church Street and walk up the original brick lined walkway that leads up to the front steps, front door and huge wrap around porch! The well-positioned landscaping and mature Live Oak trees also compliment the curb appeal well. The current owner has owned the home for the past 22 years and sought the advice of a professional consulting company for paint color recommendations, in an earnest effort to keep the exterior appeal of the structure as authentic as possible. Based on those recommendations, the exterior paint has been maintained well with Victorian era colors. The original copper gutters are still intact and drain into the original water collection cistern

that lies near the SE corner of the home. Although the current irrigation system is connected to city water, if desired, the new owner can potentially install a submersible pump in the cistern to utilize the available cistern water for irrigating the lawn and landscaping. The property is also complemented with an approximate 10,000-gallon in-ground pool on the SE corner of the lot. A new roof was installed approximately 5 years ago that is rated to withstand 140 mph wind, provides an additional insulation barrier and a 20-year transferable warranty per the installer. This property has so many more stunning features and history you must see in person to fully appreciate! Call today to schedule your private tour of this vintage work of art that has stood up to the test of time and has so much more life left to offer!

Misc. Additional Notes - The following material is available upon request:

- Virtual walk-through tour of the home
- "Dollhouse" 3D tour/view of each floor level (dimensions listed are AI automated dimensions via Matterport and may be incorrect. Interested parties should independently verify all measurements if of importance).
- Vintage curb view photo of the property from what is believed to be the late 1800s to early 1900s.