

401 North Walnut Avenue
Eagle Lake, Tx 77434

Step into the enchanting allure of a bygone era with this Magnificent Greek Revival Historical Estate offering a main home plus an apartment sitting on a prime +/- 1.047 acre lot in the heart of Eagle Lake, Texas.

The main house with its spectacular columns and wrap around porches was built in 1913 and boasts 5140 sq. ft. of living space with 5 grand bedrooms and 2.5 bathrooms, each telling their own story. Both formal and informal living spaces, including a den, game room, and a study, provides ample room to craft memories and entertain guests. Striking original fireplaces, 8 in total are all functional that whisper tales of yesteryears. Original wood floors, antique light fixtures, fantastic +/- 14 ft. high ornate ceilings, amazing millwork throughout and exquisite chandeliers adorn the space exuding the timeless charm of old-town southern architecture.

Meticulously preserved, yet enhanced with modern comforts, this home boasts too many upgrades to enumerate. Noteworthy among them include the kitchen, a lavish renovation to the Primary bathroom apparently done in 2014, featuring a steam shower, a lavish jetted tub, quartzite/granite counters and so much more and all complemented by the comfort of a heated floor. The installation of three two-stage air handlers and compressors provide enhanced air quality and significant energy savings.

An oversized 3-car garage, featuring drive-through access and a bespoke workshop, bathroom with shower, and a modern 1170 sq. ft., 2 bedroom, 1 bath apartment atop the garage. Beyond the main house, discover the old kitchen building, presently used for storage, 2 additional storage buildings, Pergola, Chain Link Dog Pen Area and Lavish Landscaping, each adding to the property's rich narrative.

Experience the epitome of timeless elegance and modern luxury at this Magnificent Historical Estate - a true must-see for discerning buyers seeking a piece of Southern heritage.

Read more detailed info on the 2 pages that follow.

Main Home Features

*5140 Sq. Ft. Main Home (per CCAD)
Wood Exterior
Composition Roof - Partial Replacement
Thermo Polyolefin (TPO) Roofing on Wraparound Porch Roof
Built in 1913
Central HVAC x 3
Spacious Living Room with 14' Ceilings
Spacious Den with 14' Ceilings
Dining Room with 14' Ceilings and Built-In with Granite Top
Gourmet Island Kitchen with Granite Countertops
Deep Farm Styled Double Kitchen Sink
Fridge/Freezer with Cabinet Fronts
Dishwasher with Cabinet Front
Washer & Dryer - Stacked
5 Spacious Bedroom * 2.5 Bathrooms
Study
Game Room
Laundry Room off Kitchen
High Ceilings - Either 14' or 12' Throughout
Beautiful Ornate Ceilings in Many Rooms
Outstanding Millwork Throughout
8 Fully Functional Fireplaces - Gas
Beautiful Antique Lighting Fixtures
Beautifully Restored Original Wood Floors in Most Rooms
Hot Water on Demand System
Upper Outdoor Patio with Wrought Iron Railing*

Garage Apartment Features

*1170 Sq. Ft. (Per CCAD)
Central HVAC - Replaced in 2023
2 Spacious Bedrooms
1 Bathrooms
Nicely Equipped Kitchen
Laundry Area
Double Pane Windows
1 Water Heater - Tankless*

Outside Features

*1.047 Prime Acre Lot
Fully Fenced
3 Outdoor Storage Buildings
Pergola
Chain Link Dog Pen with Concrete Slab
Lavish Landscaping
In-Ground Sprinkler System*

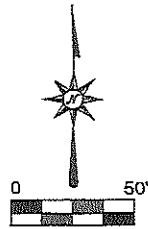
BRIEF HISTORY OF HOME ON NEXT PAGE

BRIEF HISTORY OF THE HOME

The original owner of 401 N. Walnut Ave., Eagle Lake, Texas, was Mr. and Mrs. Haynie Mathews. His uncle was one of the original 300 settlers that came to Texas with Stephen F. Austin. He came from Virginia and at first settled in Matagorda County. However, soon after, he also bought James Nelson's property in Colorado County, who was another original settler. At one time, Mr. Mathews was one of the wealthiest residents of Colorado County. The area around his plantation became known as Mathews, Texas. Although not much is there today, at one time, the town had a general store and a school house, which were run by the Mathews' Right before the Civil War began, Mr. Mathews became ill and moved back to Virginia, where he died. He willed all of his property in Texas to his brother. His brother then put his sons in charge of the plantation and holdings. One of these sons was a young Haynie Mathews. When Haynie Mathews was about 40 years old, he married Lizzie Nicholson Connally. She wanted a house in town, so in 1912, they began building the house at 401 N. Walnut Ave. in Eagle Lake. The contractor was J.M. Bryant. The siding is cypress, and most of the trim was made on-site. It was finished in 1913. They never had any surviving children of their own; however, they adopted two of Lizzie's nieces when their parents died: Marie McClanahan and Sallie Jones. Sallie Jones never married and passed away in 1975. Marie McClanahan married Curtis McClanahan of Eagle Lake and was the last remaining survivor up until her death in 1997. Several owners since have been restoring the home to its original grandeur.

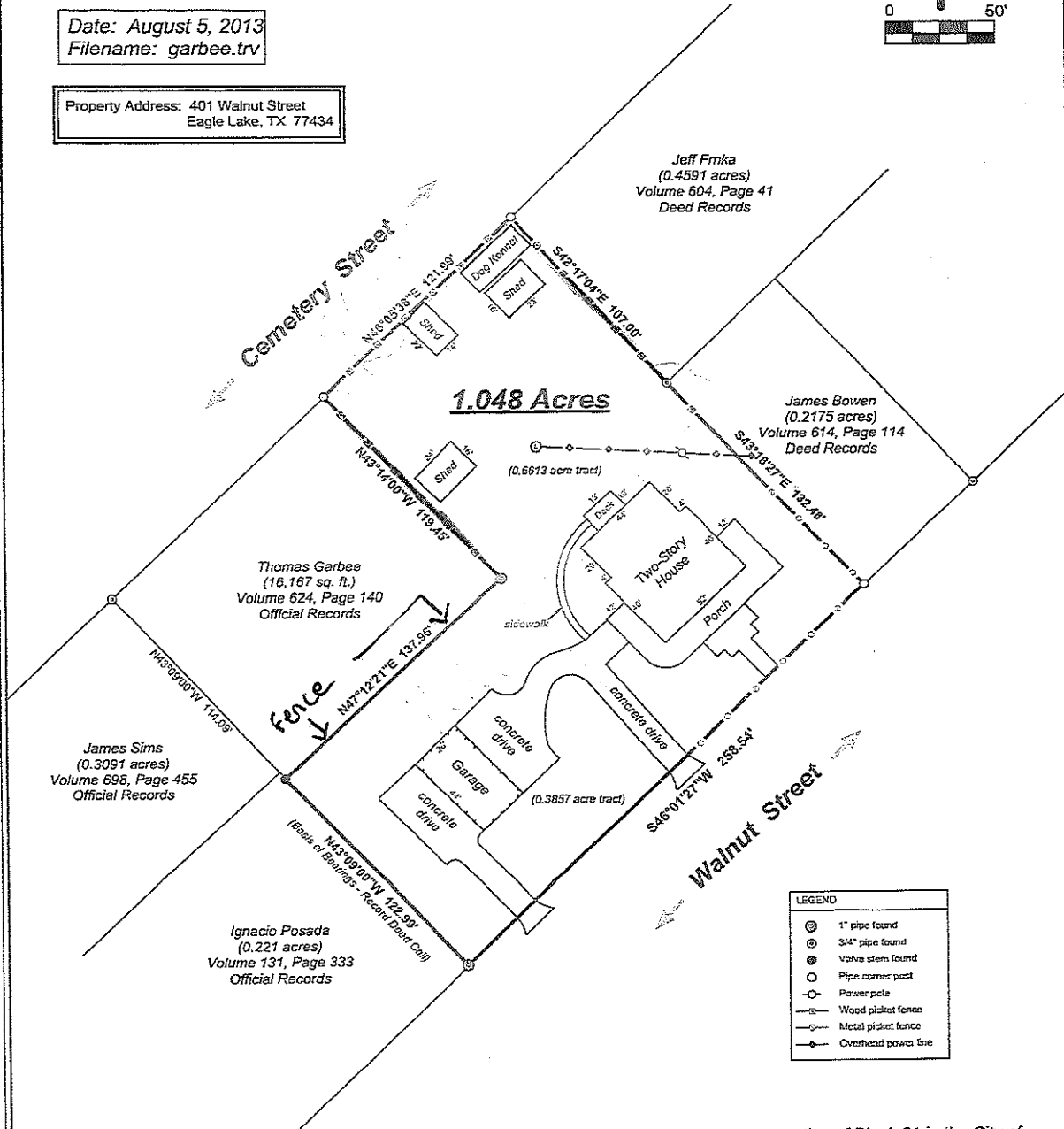
MORE HISTORY AVAILABLE UPON REQUEST.

COLORADO COUNTY, TEXAS CITY OF EAGLE LAKE BLOCK NO. 21



Date: August 5, 2013
Filename: garbee.trv

Property Address: 401 Walnut Street
Eagle Lake, TX 77434



LEGEND	
	1" pipe found
	3/4" pipe found
	Valve stem found
	Pipe corner post
	Power pole
	Wood picket fence
	Metal picket fence
	Overhead power line

Survey Plat of a 1.048 acre tract of land situated in Colorado County, Texas, and being a part or portion of Block 21 in the City of Eagle Lake also being composed of the following tracts of land: (1) all of a called 0.6613 acre tract described in Deed dated April 15, 2002, from Diane S. Edwards, et al, to Thomas Garbee, et ux, recorded in Volume 401, Page 89, Colorado County Official Records, and (2) all of a called 0.3857 acre tract described in Deed dated May 17, 2002, from J.K. Davidson, et ux, to Thomas Garbee, et ux, recorded in Volume 405, Page 570, Colorado County Official Records.

Rau Surveying
1275 Hwy 71 - P.O. Box 692 Columbus, Texas, 76834
Phone (979)-732-3494 Fax (979) 732-6468



I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.



Darrell D. Rau
Darrell D. Rau, Registration No. 4173

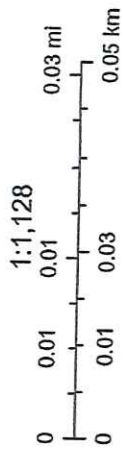
- Notes
- (1) This property is shown to be outside the flood hazard areas according to FIRM No. 48029C0455D, effective date February 4, 2011.
 - (2) Property is subject to any and all easements, restrictions, covenants, conditions, and ordinances which may be applicable.
 - (3) Title information furnished by Stewart Title Guaranty Co. as per GF No. 0513732270, effective date July 12, 2013, and issued August 5, 2013.
 - (4) This property is subject to the rights of the public to any area located within a public roadway, street, or alley.
 - (5) This survey plat is valid for this transaction only.
 - (6) Property description to accompany this plat.

Colorado CAD Web Map



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-  Parcels
-  Abstracts



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Texas Parks & Wildlife, © Colorado Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.