

418 WALLACE STREET



COLUMBUS, TEXAS 78934



PROFESSIONALLY MARKETING BY  
NICOLA HAMMETT, BROKER ASSOC., CRS, CRB, SRS  
Coldwell Banker The Ron Brown Company  
930 Walnut Street, Columbus, Texas 7894

*Presenting  
418 Wallace Street,  
Columbus, TX 78934*

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*Basic Information*

*Formal Living Room*

*Den*

*Formal Dining Room*

*Gourmet Kitchen with Granite Counters*

*Breakfast Bar*

*Breakfast Area*

*Four Bedrooms*

*2 Full Bathrooms Plus One Half Bathroom*

*2 Car Attached Garage*

*Storage Shed*

*0.251 Acre Landscaped Lot*

*Flagstone Patio and Walkways*

*Lawn Sprinkler System*

*Built 1936 and Remodeled*

*HVAC Space 2590 Sq. Ft. (Per CAD)*

### *Formal Living Room*

*Beautiful Gas Fireplace*

*Original Wood Flooring*

*Recessed Lighting*

*Crown Molding*

*Large Windows*

### *Formal Dining Room*

*Original Wood Flooring*

*Double Window*

*Chandelier*

*Crown Molding*

*Plenty of Wall Space*

### *Den*

*Tile Flooring*

*Wall of Windows*

*Built-Ins*

*Open to Gourmet Kitchen*

*Ceiling Fans*

### *Gourmet Kitchen*

*Granite Counter Tops and Breakfast Bar*

*Tile Backsplash*

*Double Stainless Steel Sink*

*Stainless Appliances*

*Tile Flooring*

*Built-In Microwave*

*Wood Cabinetry*

*Recessed Lighting*

### *Master Bedroom*

*Original Wood Floors*

*Double Windows*

*Recessed Lighting*

*Nice Closet Space*

### *Master Bathroom*

*His and Hers Sinks*

*His and Hers Mirrors*

*Oversized Shower Stall with Tile Surround*

*Tile Flooring*

*Bedroom 2 and 3*

*Nicely Sized  
Original Wood Floors  
Recessed Lighting  
Light and Bright  
Ample Closet Space*

*Bedroom 4*

*Presently Being Used As A Study  
Was Originally the Laundry Room  
Located off the Den Area  
Wood Flooring  
Recessed Lighting  
Perfect For Those That Work From Home*

*Nicely Equipped Laundry Room/Half Bath*

Outside

*Storage Shed for Tools etc.*

*2 Car - Attached Garage*

*Landscaping with Sprinkler System*

*Flagstone Patio and Walkways*

*Home Sits On A Nice 0.2510 Acre Lot*

*Nice Private Lot*

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*Professionally Marketed by*

***Nicola Hammett, Broker Associate***

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