

*Presenting  
1435 Shaws Bend Road  
Columbus, TX 78934*

*You have heard the phrase "Location, Location, Location" as being one of the most important factors when buying Real Estate, well, this one has a PERFECT location, offers a super camp house and just the correct amount of acreage for all your weekend recreational BLISS or full time living. Yip, this is the one you have been waiting for!! 45.006 acres boasting nicely wooded areas and open land too, making this prime property a Hunter and Fisherman's Paradise.*

*Teach the kids how to fish in one of the two ponds! (One is a Shared Pond with the Neighbor). After a day of fun on the land, retire to the comfortable 3-bedroom, 1444 sq. ft. camp house and sit on the porch and reflect on your day. You will not want to return to the hustle and bustle of city life on Monday!! Being located right off Hwy. 71 just a few miles from Columbus, this offers a fast & easy commute to Austin, Houston or San Antonio. Perfect property for full time living, weekend get-away or corporate retreat.*

*Professionally Marketed by*

***Nicola Hammett, Broker Associate, CRS***

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*Coldwell Banker The Ron Brown Company*

*930 Walnut Street, Columbus, TX 78934*

## *Basic Information*

*45.006 +/- Acres of Land*

*Open Areas*

*Scattered Tree Areas*

*Dense Woods*

*1444 sq. ft. Camp House (Needs some TLC)*

*Home Built in 1956*

*Metal Roof*

*HVAC*

*3 Bedroom*

*2 Bathrooms*

*Spacious Living Room*

*Dining Room or 4<sup>th</sup> Bedroom*

*Eat-In Kitchen*

*Wood Burning Stove*

*Water Well and Septic System*

*Propane*

*2 Stocked Ponds*

*2 Out Buildings*

*Fenced and Cross Fenced*

*Need a Bigger Playground?*

*The Property Next Door is also for sale and offers*

*82.85 acres & a 2170 sq. ft home for \$899,900*

*Ask me for Details on this!*

# *Home Features*

## *Living Room*

*Spacious*

*Sheet Vinyl Flooring*

*Ashley Wood Burning Stove*

*Open to Kitchen Area*

*Light & Bright*

## *Formal Dining Room/Extra Room*

*Just off the living room & could be 4<sup>th</sup> Bedroom*

*Original Wood Flooring*

## *Kitchen*

*Spacious*

*Solid Wood Cabinets*

*Formica Countertops*

*Space Saver Dishwasher*

*Freestanding Electric Stove*

*Plenty of Room for a Breakfast Table*

*Wood Blinds*

*Sheet Vinyl Flooring*

### Master Suite

*Nicely sized Master Bedroom with  
Original Wood Floors  
Plenty of Windows  
En-Suite Bathroom  
Whirlpool Tub with Peacock Slate Surround  
Single Sink Vanity  
Slate Flooring*

### Bedrooms

*Two other Guest Bedrooms  
(One has no built in Closet)  
Both Nicely Sized  
Light & Bright  
Original Wood Flooring*

### Guest Bathroom

*Full Bathroom with Tub/Shower Combo  
Single Sink on Vanity  
Original Wood Flooring and Slate step-out*

### In-Home Laundry Room

*Located at Rear of Home  
Plenty of Space for Upright Freezer*

### Other Features of the Home

*Chain Link Fence Surrounds Home  
Nice Front Porch*

*Land*

*Rectangular Tract*

*Dense Woods*

*Soft Woods*

*Open Areas*

*Live Oaks & Other Hardwood Trees*

*2 Established Ponds*

*Good Quality Recreational Hunting*

*Fantastic Aesthetic Appeal*

*Out Buildings*

*2 Older Outbuildings*

*Older Pen Area*

***FOR MORE INFORMATION, CONTACT***

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