

J FRANK MONK REAL ESTATE



Visit Our Office on
Bellville's Town Square
10 N. Holland
Bellville, TX 77418

MLS #: 25715998
TxLS #: 101039
LANDS OF TEXAS#: 3667788

Priced at
\$559,000.00

An Exclusive Listing by
J FRANK MONK REAL ESTATE

Monk #834



***11 Acres in a Beautiful
Country Setting !!***

PREVIEW AERIAL VIDEO
AT THE LINK BELOW:

https://youtu.be/Ks_cENf5cpk

10540 Kulow Rd ~ Sealy, TX 77474



The property is located within minutes from I-10 outside of Sealy and within an hours commute to Houston. It is also within close proximity to Columbus, Texas.

The gated driveway leads to a warm and inviting retreat sitting pretty in front of a picturesque pond on 11 pretty Acres. The 2-story home has 3 bedrooms, two and a half baths, and was built with generous deck and porch areas plus an outdoor fireplace designed to create an outdoor living experience.

Behind this gated entrance lies a diversified tract providing not only a great place to live, but is ideally suited for raising horses or other livestock. Other features include a 1,480 Sq. Ft. metal clad pole barn with 3 horse stalls plus tack and storage room. Also includes a 2-car carport with a bunkhouse and storage area, windmill, riding arena, water well, fencing and much more.

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@ Bellville's Town Square
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FAX: (979) 865-8143



HOME IS DESIGNED FOR OUTDOOR LIVING

This home has a covered front porch that also wraps into a nice "L" shaped screened in area (23' x 9') with an outdoor fireplace. There are back doors from both the living room and the setting room that lead to the back covered patio that looks out onto the sparkling pond. ALSO, from the upper bedrooms, you can step out to the 15' x 9' upper deck.



There is rail fencing around the outside perimeter of the home that keeps the



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Although this home has 1,576 S.F it offers a look of high style & convenience. From the covered porch you will enter a tall glass door to the side that divides the house into a wonderful living-dining & kitchen with high ceilings, then a half bath, utility closet, private master bedroom and bath is on the opposite side. A sitting rm. off the kitchen is enhanced with a fine stone fireplace and built-ins on each side. Doors leading onto the porch from the living & sitting room make for informal outdoor entertaining plus there is similar access from the master suite. The upper floor has 2 BRs & a full bath plus an upstairs deck.

Monk # 834	10540 Kulow Road	3	2.5	Sealy	\$559,000.00
Listing No.	Property Address	Bedrooms	Baths	Town	Price
Property Type	Rural Residence	Carpet	N	Room Sizes	1st Floor
Ext. Construction	Stacked Stone	Blinds	Y	Family Room	16x17
Lot Size	11.0 Acres	Curtains	Y	Kitchen Room	10x10
School District	Sealy	Fireplace	Y	Dining Rm.	
Est. Taxes	\$2,759.15 For 2013, AG & HS	Dishwasher	Y	Breakfast	10x12
Year Built	2005 Per ACAD	Disposal	Y	Bedroom #1	11 1/2 x 14 1/2
Sq. Footage in L/A	1576 Per ACAD	Microwave	Y	Bedroom #2	10x12
Foundation	Slab	Refrigerator	Y	Bedroom #3	10x17
Type Floors	Pine	Storm Door/s	N	Master BA	7 1/2 x 9
Type Roof	Metal	Double Pane Win.	N	Other Baths	1/2 BA : 3 1/2 x 7
Type Walls	Sheetrock	Screens	Y		
Type A/C	Central Electric (2 units)	Fenced	Y		
Type Heat	Central Electric (2 units)	Public Sewer	N	Misc. Information <input checked="" type="checkbox"/> High Ceilings and Tall Doors makes the house seem much larger. <input checked="" type="checkbox"/> Stackable Washer/Dryer Included <input checked="" type="checkbox"/> Refrigerator Included (Nice Appliances) <input checked="" type="checkbox"/> Custom Blinds Directions: From Bellville travel Main St. to S. Front St. Turn right onto N. FM 2429 and travel for 5 miles. Turn right onto FM 949 and travel 14.15 miles. Turn L. onto Cat Spring Rd. then left onto Sealy Rd.. Sealy Rd. becomes Kulow Rd. Then turn right on Kulow Rd. Property is on the right.	
Carport	2-Car Detached	Septic Tank	Y		
Patio/Deck	Up	Public Water	N		
Porch/s	Front, Back and Side	Water Well	Y		
Exclusions	Personal Non-Realty Items	Gas	Y		
Restrictions	None	Satellite Dish	Y		
MLS #	25715998	TV Antenna	N		
TxLS #	101039				
Lands of Texas	3667788	Paved Frontage	Y		



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Living Area



Kitchen & Sitting Room with Fireplace



Step-saver kitchen with Stainless Steel Appliances



Sitting Room with Fireplace & Built-Ins



Living Room with stained concrete floors



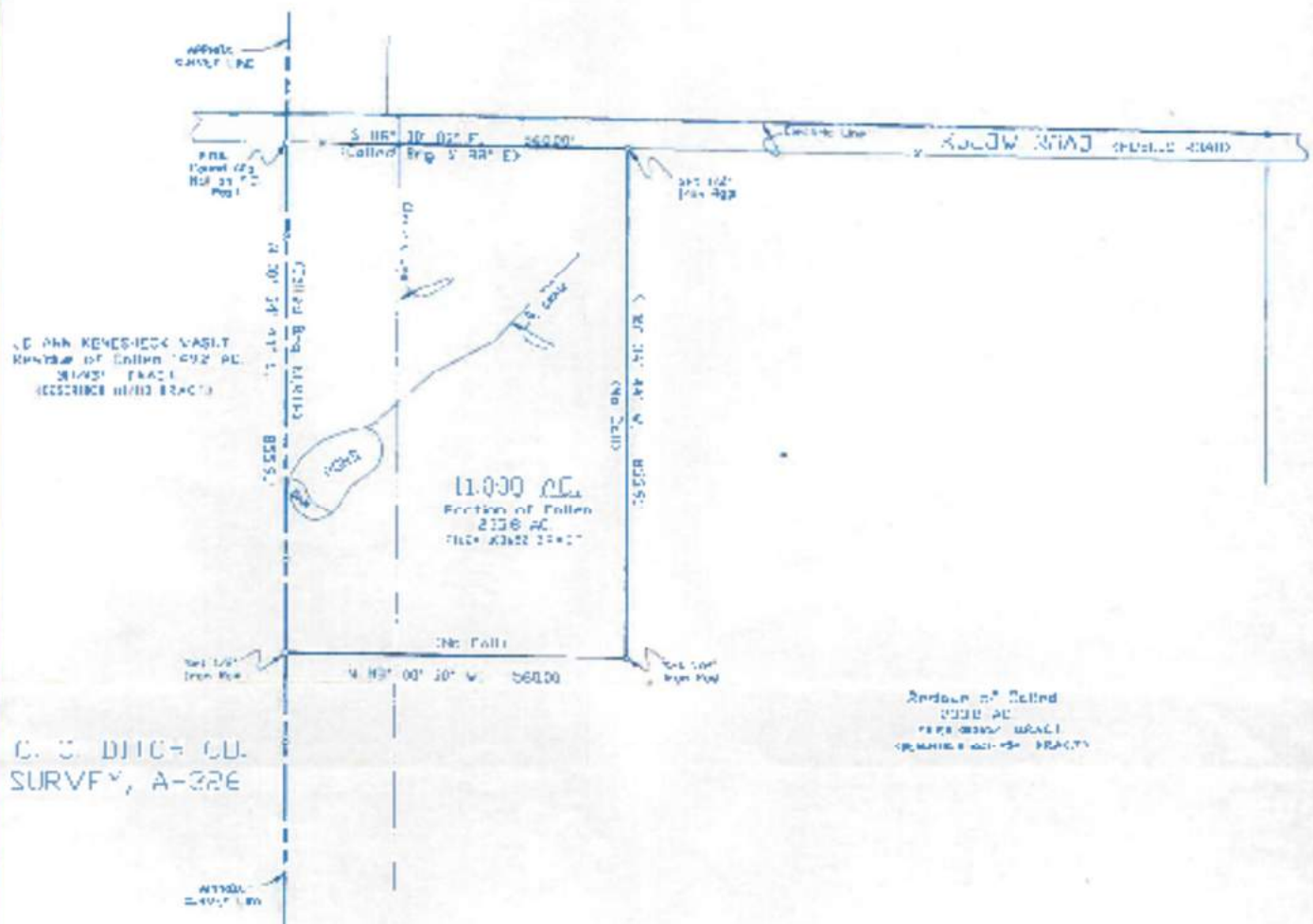
The master bedroom (11 1/2' x 14 1/2') is located downstairs with adjoining master bathroom (7 1/2' x 9') with glassed shower.



Bunkhouse interior room with full bath. 18'11" x 20'11".

SCALE 1" = 200'

H. & T.C. RATH ROAD COMPANY
SURVEY, A-228
AUSTIN COUNTY, TEXAS



- NOTES: 1) The tract of land shown hereon has within Zone "X" (being determined to be suitable for 510-year floodplains) of the Flood Hazard Zone according to the FIRM, issued in Hurricane Rita Map# 40015C 0223C, effective date January 17, 1991.
- 2) Bearings shown hereon are based on the Callee bearing of S 101° 1', used in the description of the 2136 Acre tract recorded in Volume 281, Page 454 DEACT.
- 3) Reference is hereby made to the notes and notes description of the subject tract, prepared this day.
- 4) The existing house and well located on the 2136 Acre tract are not located on the 11.000 Acre tract shown hereon.

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represent the results of an on the ground survey made under my direction and supervision on AUGUST 4, 2004, and all corners and surveys are shown hereon. There are no conflicts, protrusions or encroachments apparent on the ground, except as shown and/or noted hereon.

The survey was performed in connection with the transaction described in the plat of the ABSTRACT OF THE ABSTRACT, and is certified for that transaction only.

NOT OF THIS SURVEY FOR ANY OTHER PURPOSES. THE PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander, Registered Professional Land Surveyor, #4194



OWNER: RANDY SCOTT TILPINSON
ELVER MOHUNTA SCHULTZ &
ROBERT GREG SCHULTZ

ALEXANDER SURVEYING

1013 East Street, P.O. Box 100
Sealy, Texas 77474
Phone: 817-425-2143 Fax: 817-425-1881

Glen S. Alexander	County	ALBANY	Field Crew	E.V.
R.F.L. No. 40194	Survey	H. & T.C. RATH ROAD	Compilations	C.A.
Date AUGUST 4, 2004	City		Drafting	J.C.
	Address		Plot Order	5-1

Map Title

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