

*Presenting
545 Harbert Street,
Columbus, TX 78934*

*Looking for a Completely Remodeled Home that is Ready for You to Step Into? Well, You Just Found It! This Gem has been Renovated from Top to Bottom Including Interior and Exterior Paint. Built in 1998, this Single-Family Home has had a Total Facelift and offers 2074 Sq. Ft. of Air-Conditioned Space. Boasting a Spacious Living Room with plenty of Windows, Formal Dining Room, Gourmet Island Kitchen Updated to Perfection, 3 Bedrooms, 2 ½ Bathrooms, Study and a Small Playroom for the Little Ones!! All this Makes this Home the Perfect Choice to make YOUR Memories! Outside you will Find a Spacious Attached Covered Patio with Brick Columns, a 2 Car Attached Garage, a Garden Shed, Sprinkler System and Plenty of Grassy Area for the Children or Pets to play. The large Corner lot is approximately 0.4013 of an acre and Nicely Landscaping and Yes, a Perfect Location Close to Shopping, Churches, Restaurants, Schools, Hospitals & More!!
Call Me to Schedule Your Private Showing Today!!
Don't Let This One Slip Away!*

Professionally Marketed by

*Nicola Hammett, Broker Associate, CRS, SRS, ABR, CRB
979.733.4594 - NicolaHammett1@gmail.com*

*Coldwell Banker The Ron Brown Company
930 Walnut Street, Columbus, TX 78934*

www.NicolaHammett.Realtor

Basic Information

*0.4013 Acre Corner Lot
2074 Sq. Ft. Home (Per CCAD)*

Built 1998

Remodeled 2016/2017

Spacious Living Room

Formal Dining Room

Gourmet Chefs Kitchen

3 Bedroom

2 ½ Bathrooms

Gourmet Chefs Kitchen with Breakfast Bar

Breakfast Area

Study

Children's Play Room off Kitchen

Central HVAC

Composition Roof

2 Car Attached Garage

Covered Rear Patio with Brick Columns

Garden Shed with Window Unit

Play Area for Children

Privacy Fenced with Double Gate

Sprinkler System

Water Softener

Nicely Landscaped

Located Close to All City of Columbus Amenities.

Home Features

Living Room

*Recessed Lighting
Picture Windows
Wood Flooring*

Dining Area

*Recessed Lighting
Picture Window
Wood Flooring*

Gourmet Kitchen

*Granite Countertops
Forevermark Cabinets
Glass Backsplash
Travertine Flooring
Barn Style Slide Doors
Frigidaire Cooktop on the Granite Island
Stainless Steel Vent Hood
GE Stainless Steel Oven
Whirlpool Stainless Steel Dishwasher
French Cabinet Stainless Steel Refrigerator (Negotiable)
Vigo Stainless Steel Double Sink
Brushed Nickel Faucet w/Drinking Water Faucet
Under Cabinet Lighting
Granite Breakfast Bar
Pantry
Recessed Lighting*

Breakfast Area

Recessed Lighting
Wheel Chandelier over Table
Travertine Flooring
Conveniently Located at end of Kitchen

Master Suite

*Spacious Bedroom with Recently Installed High Windows to
Maximize Wall Space.*
Recessed Lighting
Wood Flooring
His and Hers Closets
Built-Ins in Closets

En-Suite Master Bathroom

Whirlpool Soaking Tub with Hand Held Shower Head
His and Hers Wash Hand Basins
Separate Shower with Rimless Glass
Granite Countertops
Recessed Lighting
Travertine Flooring

Guest Bedroom 2 & 3

Spacious Closets
Slider Windows
Wood Flooring

Guest Bathroom

Single Sink
Granite Countertop
Tub / Shower Combo
White Subway Tile Surround
Plenty of Storage
Travertine Flooring

Bonus Room # 1

Presently being used as a home office area and located right off the kitchen

Bonus Room # 2

Presently being used as a play area for Children and located right off the kitchen

Laundry Room - In House

Spacious Laundry Area with Storage

Professionally Marketed by

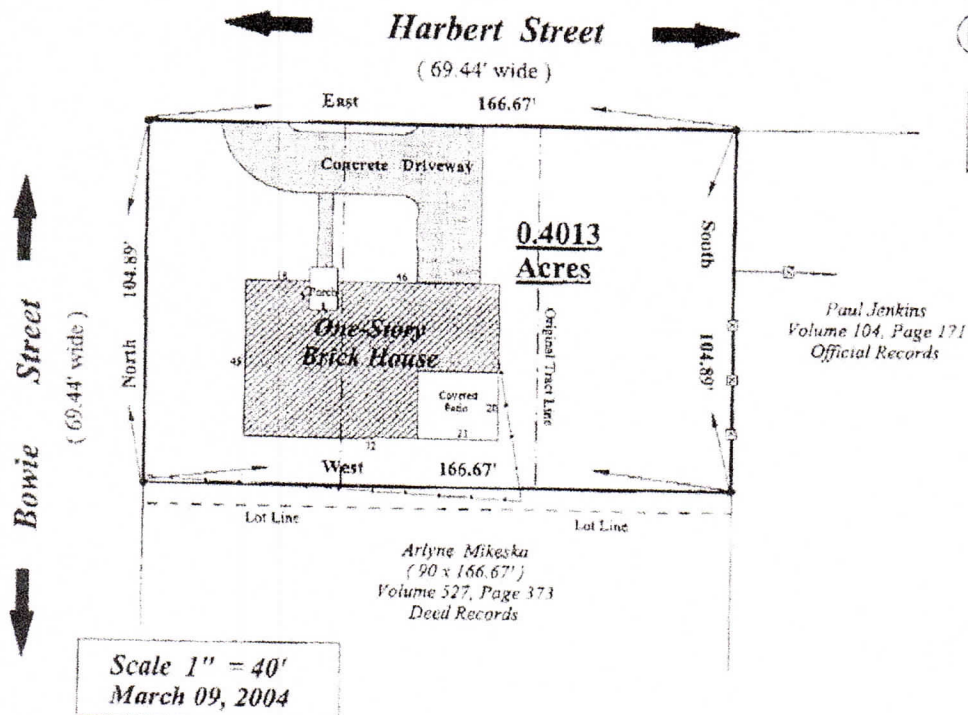
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**COLORADO COUNTY, TEXAS
CITY OF COLUMBUS
BLOCK NO. 146**



Property Borrowers: Allen Marcotte, et ux

*Property Address: 545 Harbert Street
Columbus, Tx. 78934*

LEGEND

- 1/2" Iron Rod found as called for in record deed
- Overhead Power Line

Notes

- (1) Bearings for this survey are based on the City of Columbus block plan as recorded in Slide No. 18, Colorado County Plat Records.
- (2) This property is shown to be outside the flood hazard areas according to FIRM No. 48089C0145 C, effective date January 03, 1990
- (3) Property description to accompany this plat.

Survey Plat of a 0.4013 acre tract of land situated in Colorado County, Texas and being a part of Original Lot 1 in Block No. 146 of the City of Columbus according to the city subdivision plan recorded in Slide No. 18, Colorado County Plat Records and being composed of the following two tracts of land: (1) All of that land described as 0.2676 acres in Deed dated October 9, 2001 from Charley Michalk, Jr. as Independent Executor of The Estate of James L. Michalk to Allen T. Marcotte, et ux, recorded in Volume 384, Page 563, Colorado County Official Records, and (2) All of that land described as 0.1338 acres in Deed dated August 13, 2002 from Jan Rector, et al to Allen Marcotte, et ux, recorded in Volume 411, Page 847, Colorado County Official Records.

Rau Surveying

4176 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8461

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, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

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



STATE OF TEXAS

COUNTY OF COLORADO

Land Description
0.4013 Acres

BEING a tract or parcel containing 0.4013 acres of land situated in Colorado County, Texas and being a part of Original Lot 1 in Block No. 146 of the City of Columbus according to the city subdivision plan recorded in Slide No. 18, Colorado County Plat Records and being composed of the following two tracts of land: (1) All of that land described as 0.2676 acres in Deed dated October 9, 2001 from Charley Michalk, Jr. as Independent Executor of The Estate of James L. Michalk to Allen T. Marcotte, et ux, recorded in Volume 384, Page 563, Colorado County Official Records, and (2) All of that land described as 0.1338 acres in Deed dated August 13, 2002 from Jan Rector, et al to Allen Marcotte, et ux, recorded in Volume 411, Page 847, Colorado County Official Records. Said 0.4013 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of Original Lot 1 and the Northwest corner of the herein described 0.4013 acre tract, located where the East line of Bowie Street intersects the South line of Harbert Street, said iron rod also being the Northwest corner of Block 146;

THENCE along the South line of Harbert Street, East (Basis of Bearings - Record Deed Call) a distance of 166.67 feet to a 1/2" iron rod found for the Northeast corner of Original Lot 1 and the Northeast corner of the herein described tract, also being the Northwest corner of the Paul Jenkins tract as described in Volume 104, Page 171, Official Records;

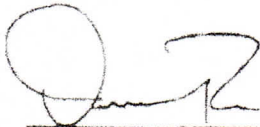
THENCE along the East line of Lot 1, being along the West line of the Jenkins tract, South a distance of 104.89 feet to a 1/2" iron rod found for the Southeast corner of the Marcotte 0.1338 acre tract and being the Southeast corner of the herein described tract, also being the Northeast corner of the Arlyne Mikeska tract as recorded in Volume 527, Page 373, Deed Records;

THENCE along the North line of the Mikeska tract, West a distance of 166.67 feet to a 1/2" iron rod found on the East line of Bowie Street for the Southwest corner of the Marcotte 0.2676 acre tract and the Southwest corner of the herein described tract, also being the Northwest corner of the Arlyne Mikeska tract;

THENCE along the East line of Bowie Street, North a distance of 104.89 feet to the **POINT OF BEGINNING**, containing 0.4013 acres of land.

Notes:

- (1) A survey plat to accompany this description.
- (2) All found monuments were called for by the record deed.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: March 09, 2004

EXHIBIT "A"





APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 545 Harbert St Columbus
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

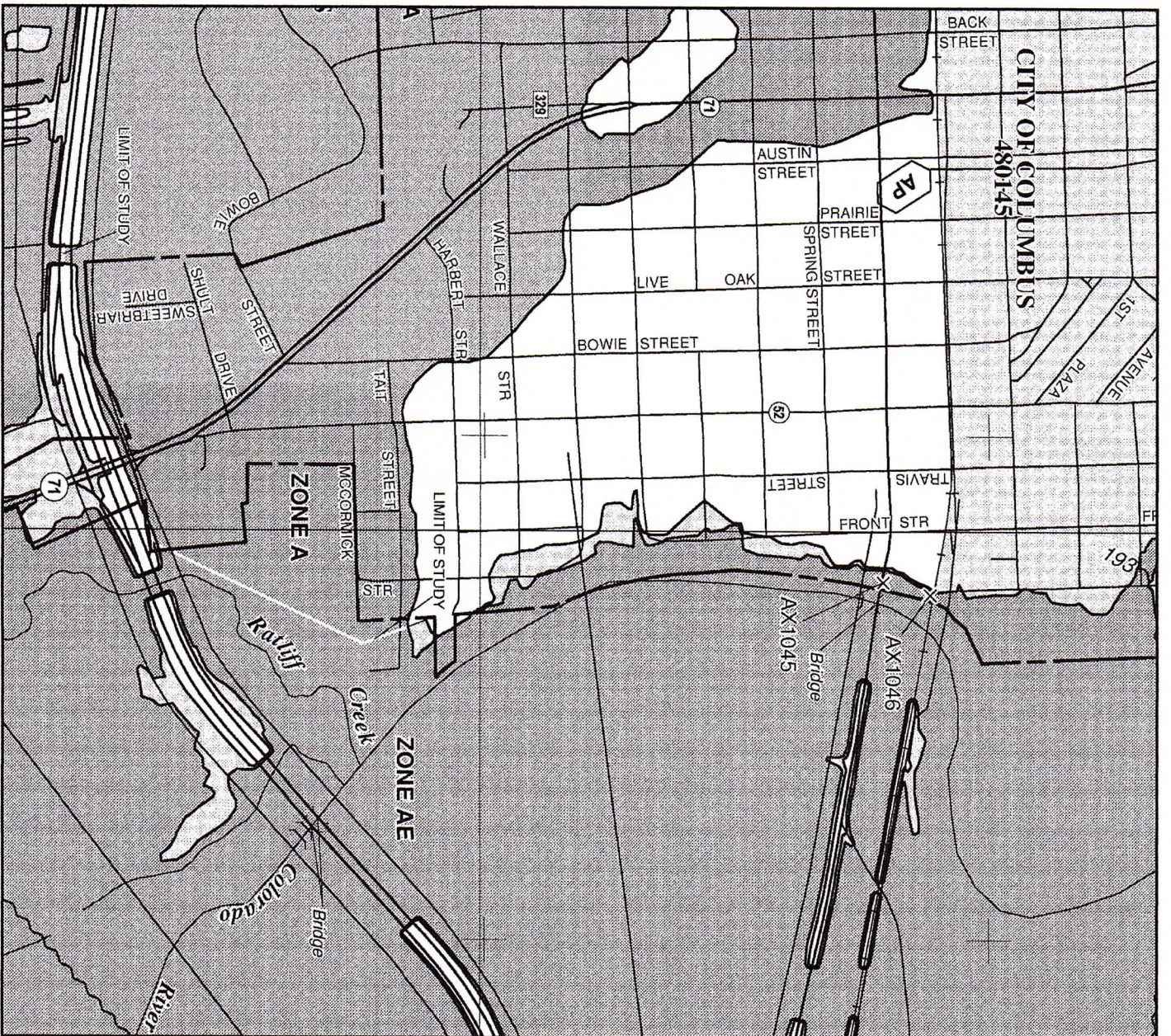
F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	<u>Jon Alexander</u>  04/02/2018 15:33:20	Seller _____	Date _____
Buyer _____	Date _____	<u>Jon Alexander</u>	Seller _____	Date _____
Other Broker _____	Date _____	<u>Kailey Alexander</u>  03/30/2018 17:48:03	Seller _____	Date _____
		<u>Kailey Alexander</u>	Listing Broker _____	Date _____
		<u>Nicola Hammett</u>  03/29/2018 22:17:56	<u>Nicola Hammett</u>	

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR 1906) 10-10-11

TREC No. OP-L



The Flood Insurance Study report for this jurisdiction, is available in this community, contact your insurance and insurance Program at 1-800-638-6620.



MAP SCALE 4" = 1000'

0 300 600 METERS

PANEL 0260D

FIRM

FLOOD INSURANCE RATE MAP
COLORADO COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 260 OF 700

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER PANEL SHEET
COLORADO COUNTY 480144 0260 D
COLUMBUS, CITY OF 480145 0260 D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
48089C0260D
MAP REVISED
FEBRUARY 4, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov