

1000 River Trace Dr. Columbus, Texas

Features and Upgrades

- 6 Bedrooms, 4.5 Bathrooms with 6054 Square Feet on 22.713 Acres
- 4 Acre Beach on Colorado River – Over 415 Ft of River Frontage
- Pond stocked with Bass, Perch, Tilapia
- Resort Style Pool with Swim up Bar and Sun Shelf – Water Features and Adjustable Lights
- Spa with Waterfall into Main Pool
- Sunken Fire Pit with Seating
- Outdoor Kitchen with Wood Burning Pizza Oven, Wood Smoker, Propane Grill and Burner, Ice Maker, and Dishwasher
- Landscaped with Limestone Garden Beds and 360 Degree Lighting and Irrigation
- Owner Access to 7 Acre Subdivision Park
- 20 Acre Ag Exemption – Bee Hives Convey
- Outbuilding with Half Bathroom
- 200-Year-Old Hemlock Timber Framing
- 20,000 Gallon Rainwater Collection Cistern with Filter and UV Sanitizer
- Water Well for Backup
- 450+ Bottle Wine Cellar with Chiller
- Natural Stone Fireplace, Indoor and Outdoor
- Mesquite Hardwood Floors Downstairs
- Hickory Hardwood Floors Upstairs
- Exterior “Rattle Snake” Limestone
- Whole House Propane Generator
- Central Vacuum System
- Fully Insulated 3 Car Garage
- (2) Washer and Dryer Connections
- Water Softener System
- 220v Connection for EV Charging in Garage
- Entire House is lit by High Efficiency LED Lighting

Kitchen Features

- Wolf Range with Double Ovens, Grill, Griddle, and 6 Burners
- Wolf Steamer
- Sub-Zero Refrigerator and Freezer
- (2) KitchenAid Dishwashers
- (2) Apron Sinks with Disposals
- Maple Custom Cabinetry
- Leather Granite Countertops

Primary Suite Features

- High Ceilings with Exposed Hemlock Timbers
- Custom Cabinetry for Closet Organization
- Upstairs Loft and Library or Additional Closet Storage
- Exterior Access to Pool Area
- Private Balcony Overlooking Property
- Kohler Bibra-Acoustic Sunken Tub
- Kohler DTV Digital Shower with 17 Heads and 2 Stereo Speakers
- Natural Stone Sinks
- Vanity Area

Construction Features

- Green Certified Home – Blower Door Test Performed
- Foundation Engineered by Gessner Engineering
 - 52 Bell Bottom Piers with Concrete Beams 30” Higher
 - 250 Yards of Concrete
- Insulation with SIP Construction Panels – 6” Thick on Walls and 8” on Roof
- Climate Controlled Basement Created for All Water and Electrical Connections
- (3) Geothermal Heat Pumps
- (2) Air to Air Heat Exchangers
- (4) 50 Gallon Water Heaters
- Whole House Dehumidifier
- Smart Home Features – App Controlled Lutron Lighting, MyQ Garage Openers, Nexia Thermostats
- Elevation Certificate Shows Home is 8 Ft Above Flood Plain