BUYER HOME GUIDE

365 County Road 479

Dayton, TX 77535 | 5 acres | Liberty County

The short version: five fenced acres outside Dayton with a 2023-built home, a big metal shop building, a barn, a 7-car carport, a greenhouse, a garden and a chicken coop. Covered cedar porches wrap just about every side of the house. No HOA. It's the kind of setup country buyers usually spend years piecing together, already done.

BUILT	LIVING AREA	LAND	BEDS / BATHS
2023	2,901 sq ft	5 acres	5 / 3.5
SCHOOLS	**SEPTIC**	**HOA**	**FLOOD ZONE**
Dayton ISD	Aerobic	None	X

All sizes are approximate. Buyers should verify any measurement that matters to their plans.

01

The Property, by the Numbers

Approximate sizes. Buyers should verify any measurement that matters to their plans.

SPACE	SIZE	DETAILS
Main home	2,901 sq ft	2,473 sq ft on the first floor plus a 428 sq ft upstairs game room
Metal shop building	3,000 sq ft	50 x 60 ft, the large white building
Barn	1,802 sq ft	About 44.5 x 40.5 ft, with 220V power
Carport	1,929 sq ft	Covered parking for 7 vehicles
Covered patio	841 sq ft	
Covered wood decks	1,122 sq ft	Three covered deck areas, plus about 200 sq ft of open deck
Land	5.0013 acres	Fully fenced with white wood fencing. Unincorporated Liberty County, no zoning.

02

What Makes It Special

WHERE	FEATURES
Kitchen	Farmhouse sink, gas range with pot filler, built-in stainless refrigerator, reclaimed wood open shelving, vaulted shiplap ceiling, stone counters with tile backsplash
Primary suite	Shiplap and brick feature walls with a woodstove, steel-framed glass doors to a private covered porch, plantation shutters, large walk-in closet
Primary bath	Concrete soaking tub, double vanity, reclaimed brick floors, glass shower with rain head
Living spaces	Dining room with reclaimed wood beams and steel doors to the deck, rec room with a vaulted reclaimed wood ceiling, upstairs game room, pantry, laundry room

Information from MLS and the sellers. Not independently verified by Broker. Not a warranty.

WHERE	FEATURES
Outdoors	Covered cedar porches and decks, outdoor sink station, hookups in place for an outdoor kitchen, large covered patio between the house and shop
Land	Fenced garden, fenced chicken coop, large greenhouse, custom treehouse, automatic watering system for the landscaping

03

How It's Built

COMPONENT	WHAT IT IS
Year built	2023
Roof	Metal, with metal gutters and downspouts
Exterior	Cement board siding
Foundation	Pier and beam (block and beam)
Windows	Vinyl frame, double-pane, high efficiency
Heating	Gas forced air (propane)
Cooling	Central A/C, high efficiency
Woodstove	In the primary bedroom
Floors	Tile, brick and vinyl
Kitchen	Stone counters, tile backsplash, stainless appliances, upgraded fixtures
Throughout	Ceiling fans, recessed can lighting, upgraded bath fixtures

04

Utilities & Running the Place

ITEM	DETAILS
Water	Private deep water well
Sewer	Aerobic septic system
Gas	Propane, 500-gallon tank
Security	Security system in place
Schools	Dayton ISD. Buyers should confirm school assignments with the district.
Electric	Public electric service
Driveway	Gravel, with room for 4+ vehicles in addition to the carport
Property taxes	$8,035 per year, without a homestead exemption (Liberty County). Your taxes may change after a sale.
HOA	None
Flood zone	Zone X, outside the FEMA Special Flood Hazard Area (Map 48291C0575D, effective 01/19/2018)

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What Stays & What Goes

STAYS WITH THE HOUSE	GOES WITH THE SELLERS
Refrigerator	**All furniture**
Washer and dryer	**All indoor TVs** Mounts stay
Large safe	**Two pantry barn doors** Sellers will install replacement pantry doors
Outdoor TVs	**Yellow glass wall panels** In the dining area
All TV mounts Inside and outside	**3 sets of barn doors used as headboards**
	Green Chevy dairy truck In the front yard

This reflects the sellers' plans. What conveys is set by the sales contract.

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Documents Available

Survey (March 2025) | Seller's Disclosure Notice | Ask your agent for anything else you need.

Questions or a showing? Cassie Nichols, Origen Realty | (832) 419-0296 | cassie@origenrealty.com

Information in this guide comes from the MLS listing and the sellers, and has not been independently verified by Origen Realty. It isn't a warranty and doesn't replace the Seller's Disclosure Notice, your inspections or the terms of the sales contract. Buyers should verify anything important to their decision.