



The Brinkmann House

714 Main Street
Comfort, Texas

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KELLER WILLIAMS REALTY
LUXURY • FARM • RANCH



*F*irst time offering in over two decades! Magnificent historical Victorian style home in downtown Comfort built by Otto Brinkmann in 1894 - walking distance to shops, restaurants and a nostalgically pleasant pace of life. Perfect for family enjoyment or may be utilized as a commercial business. Main house features sweeping front porch, standing seam metal roof, 14 foot high ceilings throughout with central HVAC. This classic example of turn-of-the-century elegance was featured in the nationally distributed *Country Living Magazine* in its November 2006 issue.

Price Reduction! ~~\$795,000~~ **\$699,000**



The grand home has three modern-sized bedrooms, three and one-half baths, an elegant dining room and an inviting parlor with wood-burning fireplace. The kitchen has granite countertops and island, plus many more quality appointments too numerous to name.





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The property is graced with several majestic shade trees and includes an irrigation sprinkler system. Property is fully above the established flood plain - a rarity for downtown Comfort. There is even a 3+ car garage/storage structure. Truly a unique gem awaiting the discriminating Buyer!



Bed & Breakfast Ready

Additionally, the property contains two 1 bed/1 bath late 1800's buildings that have served as Bed & Breakfast facilities.





History of The Brinkmann House

The original raised, one-story frame residence was built in 1894 for Otto Brinkmann and his wife, Marie Ochse. Mr. Brinkmann became a leading merchant with his lumber and furniture enterprises. His store was next door and is now occupied by Wilson-Clements Antiques. The home was occupied by the Dr. Otto Frederick Harzke, Sr. family for over a decade until the 1930's. Guido E. Ransleben, who wrote *A Hundred Years of Comfort in Texas*, and his wife, Emmy Brinkmann, lived in the house for over three decades. The home was later purchased by Paul and Dorothy Powell, who were responsible for the addition to the east end of the large residence. In 1990, the current owner purchased the home from the Powells and began restoration work to "bring back" many of the home's original features. In the late 1990's, the two restored late 1800's dependency structures behind the home were opened as the Brinkmann House Bed and Breakfast.

The Brinkmann House

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MLS#894111

- Historical 1894 Victorian style home
- Property is located at 714 Main Street in downtown Comfort, Texas
- 0.642+/- Acre
- Comfort Schools
- Bed & Breakfast facilities on the property
- 3+ car garage/storage structure
- Irrigation sprinkler system
- Main house 3,225+/- sf per KCAD - 3 bedrooms/3.5 baths
- Guest house #1 - 1 bed/1bath/kitchenette
- Guest house #2 - 1 bed/ 1 bath/small dining area
- Estimated taxes without current exemptions = \$6,100.00



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