

Jacobs Properties

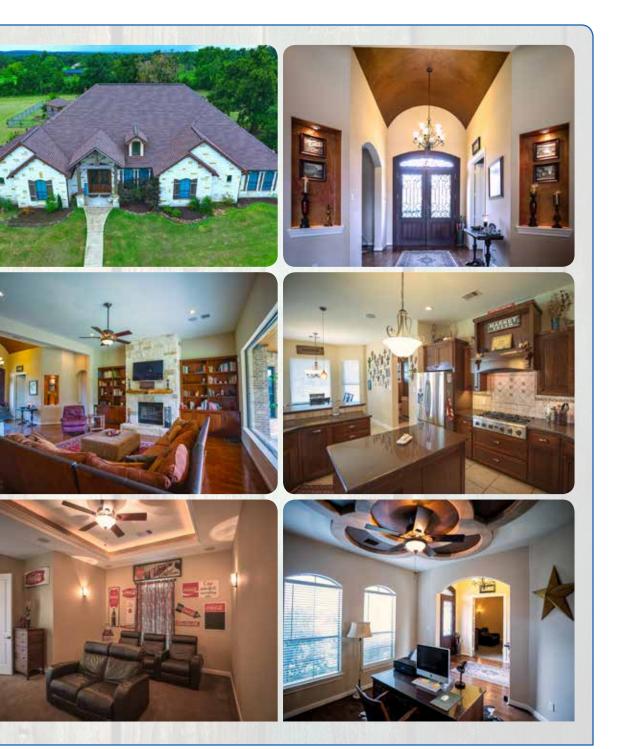
CANYON RUN RANCH

Are you looking for that Quality Custom Built Home in that exclusive neighborhood we're all dreaming of...if so this beautiful 3180 square ft Home in the highly sought after neighborhood of Canyon Ranch exceeds the expectations of the most discerning buyer. This home's class and curb appeal are a reflection of the owners' vision of their lifelong dream home and compliments this community's pride of ownership! With its formal foyer, 16' rolled ceilings and wood floors, its sure to impress all who enter. The attention to detail throughout this beautiful open concept floor plan is on display throughout the home and grounds. The Beautiful neighborhood of Canyon Ranch is highly sought after for its beautiful Homes, Horse and livestock properties, paved roads and close proximity to Huntsville and neighboring communities.

Properties like this in Canyon Ranch and the Huntsville area are rarely on the market, schedule your showing now!

Offered for \$695,000

Directions to property: From North Huntsville exit I-45 onto TX-75S, stay on TX-75S for 3/4 of a mi, turn left onto FM 2821 Rd W, travel for 1.8 mi, turn left at FM 247, travel for 1 mi, turn right at FM 980E for 2.5 mi, turn left onto Canyon Run Blvd. Showing by appt only!



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The Great Room is abundant with natural light and the 15' Butt Glass windows perfectly frame out the 50' back porch, landscaping, outdoor kitchen and custom Platinum Pool. The Custom Kitchen, Breakfast area, Formal Dining and Media Room are all centrally located around the Great Room and flow seamlessly. The fabulous Kitchen includes abundant custom Cabinets, a Center Island and spectacular silestone countertops which are accented by the Pendant & a recessed Cabinet Lighting. The Kitchen appliances includes a 36 six burner Gas Cooktop, Electric Oven & matching built-in microwave, there's also a built in Wine Cooler and Double Door Refrigerator, all of which flow ergonomically around the surrounding countertops and center island. As you transition through this grand home you will find beautifully lighted access halls with wood flooring and custom-built recessed niches along the walls that frame out those special accent pieces or family heirlooms that you're proud of and want to display.

The master suite in this home is simply a must see and consist of the grand Master Bedroom and Bathroom, complimented by two huge individual walk-in closets, Double Vanities with Raised sinks, an Antique Clawfoot Tub is gracefully framed out by custom tile wainscot, the Custom Showers tile color and modern functionality provide a contrast yet compliment to the gorgeous tub and includes a Rain Head, Shower Head and Body Jets!

The attached garage was designed for those mechanical or craftsmen enthusiast, its generous 37 width and 23 depth provides ample space for just about any use and includes built-in high-end storage cabinets and tool chest. The conveniently placed Attic access and decked attic area provides that extra room for all of those Holiday Decorations and is tall enough to comfortably walk around in.

This gorgeous 2 acres includes a dedicated pool area with custom Decking, Outdoor Kitchen and beautiful Landscaping. The custom-built Platinum Pool is sure to be the focal point of your family functions and summer fun!









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agreement with the owner, broker's minimum duties by the agent, including	the property owner's agent through an . An owner's agent must perform the .t the property or transaction knowr .nt.	DLORD): The broker becomes berty management agreement any material information about ent by the buyer or buyer's age	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an a usually in a written listing to sell or property management agreement. An owner's agent must perform the above and must inform the owner of any material information about the property or transaction known information disclosed to the agent or subagent by the buyer or buyer's agent.
	TRANSACTION:	A PARTY IN A REAL ESTATE	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
presents):	erson or party that the broker repres own interests; insaction received by the broker; er from the client; and	ED BY LAW (A client is the p all others, including the broker's mation about the property or transent any offer to or counter-off action honestly and fairly.	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker re Put the interests of the client above all others, including the broker's own interests; Inform the client of any material information about the property or transaction received by the broker; Answer the client's questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honestly and fairly.
by the broker.	S OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.	DERS: kerage activities, including acts d by a broker and works with c	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage A SALES AGENT must be sponsored by a
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