



**Jacobs Properties**

# CANYON RUN RANCH

- 2± Acres with Beautiful Custom Home •
- Huntsville, Walker County, Texas

AMERICAN  
**AFR**  
FARM + RANCH

Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)

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## 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!



## CANYON RUN RANCH

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!





LAND • LIFESTYLE • LEGACY



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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u> Sales Agent/Associate's Name	<u>License No.</u>	<u><a href="mailto:Larry@txland.com">Larry@txland.com</a></u> Email	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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**Regulated by the Texas Real Estate Commission**      **Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**