

10453 S FM 157, Venus, 76064



Available for \$4,399,000

Immaculate Working Cattle Ranch 30 Miles From Dallas/Ft. Worth In MAYPEARL ISD. Miles Of Horizon Views And 533 Pristine Acres With Creeks, 10 Ponds, Trees And 2,300 Feet Of Road Frontage. Located High On A Hill You Will Find The 5,062 SF, 2 Story Custom Home With Open Floor Plan, First Floor Owners Suite With A See Through Fireplace, Jetted Tub And Walk In Closet. Stained Glass Windows Over All Interior Doors, Office/Study With Coffered Ceilings, Upstairs Game & Media Rooms Along With An Upstairs Balcony To Sit And Admire All The Glory Texas Has To Offer. Gunite Swimming Pool With Attached Spa And Water Feature For Those Hot Summer Nights, A Tennis And Basketball Court, Spacious Remodeled 2,000 SF 3 Bed/2 Bath Guest Home With Oversized Carport, A 50 x 100 Shop With Water And Electricity. Private Tours Available By Contacting The Listing Brokers. For An Aerial Video Of The Property, Please Visit: <https://vimeo.com/165737097>



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Beautiful Masonry & Stone Features, Pipe Fenced & Gated Entrance, Gunite Diving Pool With Attached Spa & Water Feature, Tennis Court/Basketball Court & Gorgeous Landscaping Surrounding The Home.



Hi View

REAL ESTATE

Farm & Ranch, Commercial, Land and Homes
Andrew Garrett
Cell: 972-921-1594
andrew@hiviewrealestate.com

Jeff McGregor
Cell: 214-729-7913
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Game Room Upstairs



Media Room Upstairs



Study w/ Coffered Ceilings

Owner's Suite

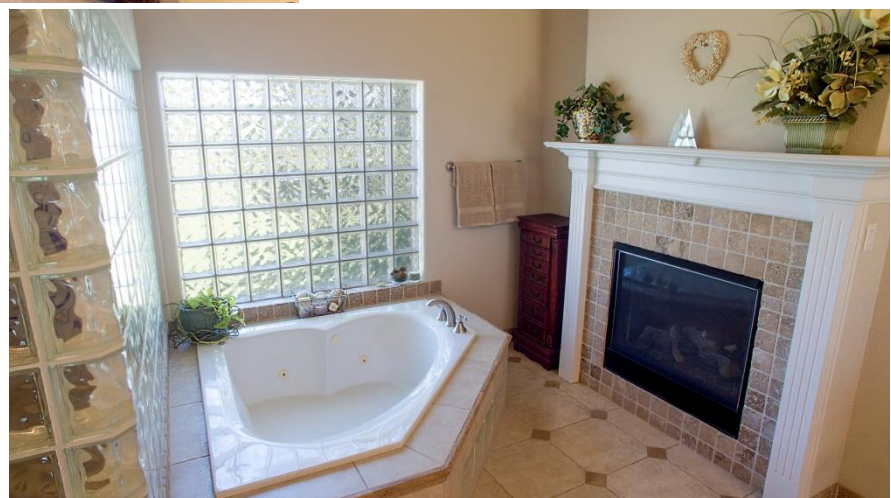
- 18 x 18 Bedroom
- Located On First Floor
- Split From Other Bedrooms



Stained Glass Over Bathroom Door Double Sided Fire Place Large On Suite



With Double Vanity Countertops, Jetted Soaking Tub, Separate Large Walk In Shower & Walk In Closet!



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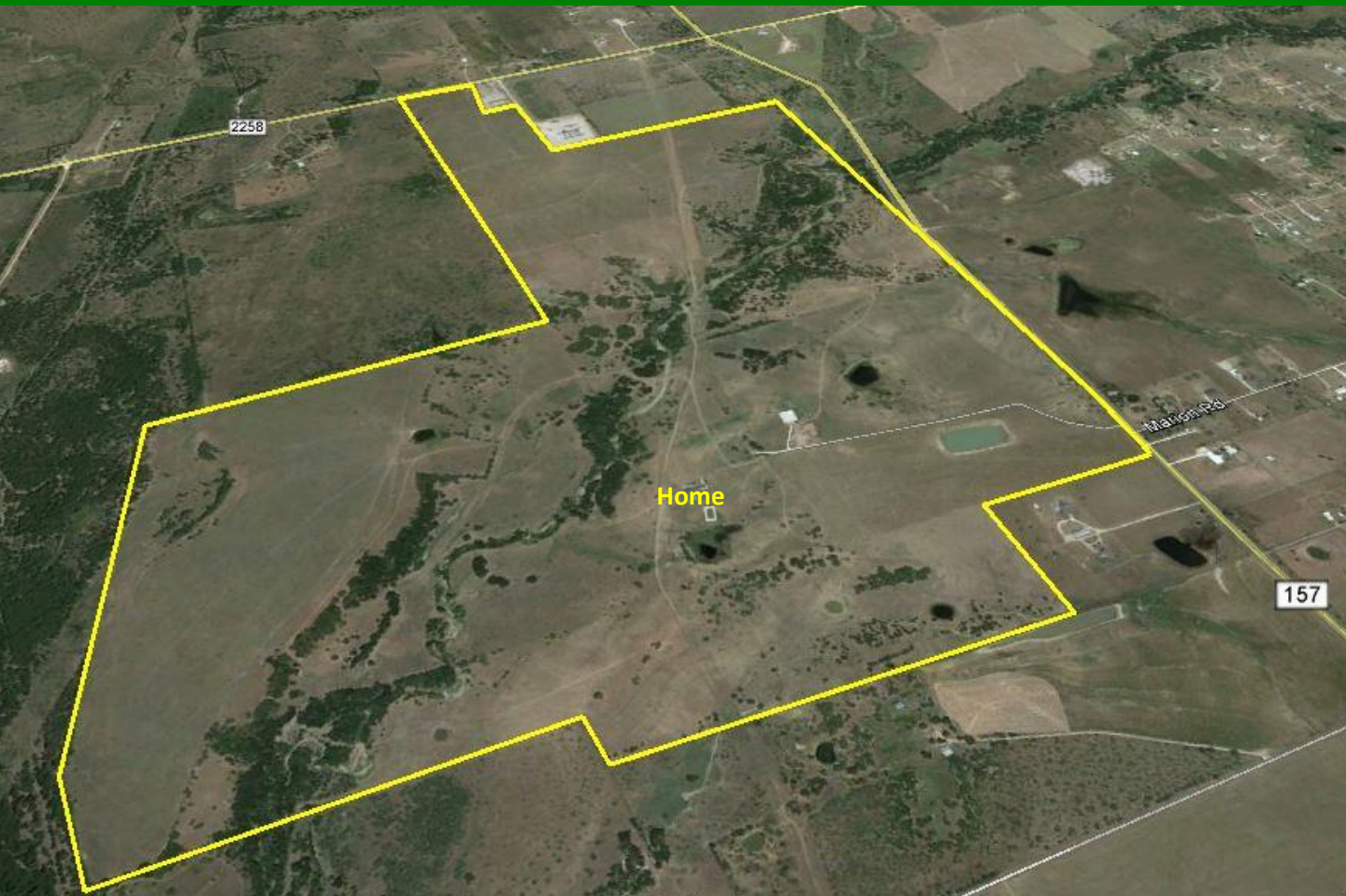
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From Dallas: Head South On IH35E Towards Waco. Exit 399B For FM1446. Stay On FM 1446, Turn Right On Cantrell St., This Turns Into Buena Vista Rd. & Old Buena Vista Rd. Stay On Old Buena Vista Rd. Until FM 157. Turn Right On FM157. Stay On FM157 For About 3.63 Miles, Prop. Is On The Left. Sign Is On Property.



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14053 FM 157, Venus, 76064

Additional Property Details

Main Home

This Custom Build 2 Story Home Is In Immaculate Condition. Horizon Views And The Open Floor Plan Is Great For Entertaining. Owners Suite Is On The First Floor With A See-through Fireplace Into The Bathroom, Jetted Soaking Tub, Separate Shower And WIC. Stained Glass Windows Over All Interior Doorways, Study With Coffered Ceilings Is Just Another Example Of The Detailed Oriented Builders. Upstairs Game & Media Rooms, And A Balcony Overlooking The Backyard Oasis. The Gunite Diving Pool With Attached Spa And Water Feature Or Tennis/Basketball Court Are Just Some Of The Activities That Make This Property Perfect.

4 Bedrooms

3.1 Bathrooms

2 Fireplaces

Pool w/Spa

1 Living Areas

3 Dining Areas

Balcony Overlooking Pool

Tennis/Basketball Court

Guest Home

3 Bedroom 2 Bath Fully Remodeled And Spacious!

The Workshop

The Workshop Is 50 x 100 Feet In Size And Includes Water And Electricity.

Pastures & Ponds

533 Acres Of Glorious Rolling Texas Pasture!!! Working Cattle Ranch Only 30 Miles From Dallas/Ft. Worth. Creeks, 10 Stocked Ponds, Trees And 2,300 Feet Of Road Frontage.

The above information is from sources believed to be reliable, but Hi View Real Estate has not verified the accuracy of the information. Hi View Real Estate makes no guarantee, warranty, or representation as to the information and assumes no responsibility for any error, omission, or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigations.



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>Hi View Real Estate</u>	<u>9004146</u>	<u>info@hiviewrealestate.com</u>	<u>(469) 517-0012</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrew Garrett</u>	<u>0588777</u>	<u>Andrew@hiviewrealestate.com</u>	<u>(972) 921-1594</u>
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<u>Andrew Garrett</u>	<u>0588777</u>	<u>Andrew@hiviewrealestate.com</u>	<u>(972) 921-1594</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jeff McGregor</u>	<u>0332640</u>	<u>jeff@hiviewrealestate.com</u>	<u>(214) 729-7913</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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