

*Hi View*

Real Estate

Farm & Ranch, Commercial,  
Investment Properties, Recreation Land and Homes

Brett Hess

Cell: (214)207-5431 | [brett@hiviewrealestate.com](mailto:brett@hiviewrealestate.com)



## 671 Richard Rd, Waxahachie \$499,000

Beautiful 5 bedroom 2,900sf Farm  
Styled home. Open concept living with  
lovely arched windows, wood floors,  
crown molding and vaulted ceilings.  
Great counter space in kitchen, huge  
laundry room, tons of storage.  
Enormous master suite, Bedroom 2 has  
kids loft, an extra crafts room set up for  
any hobby. Outdoor sound system,  
1,000sf of covered deck. Oversized 3  
car garage, barn with electricity, with  
1,000sf of 2-2 living quarters above the  
garage, all on 21 Fully fenced Acres!

1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

[www.hiviewrealestate.com](http://www.hiviewrealestate.com)

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.

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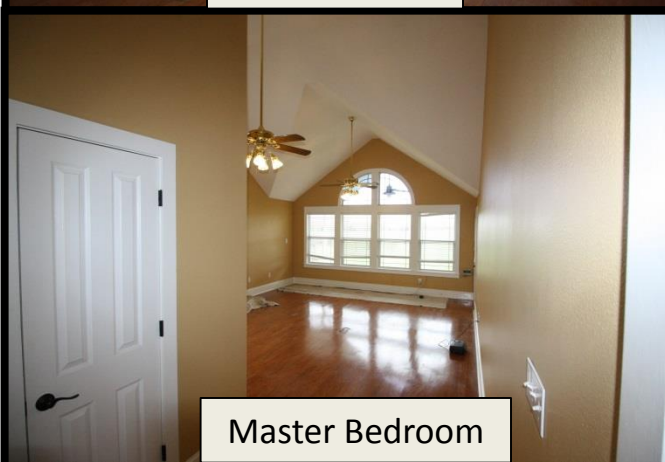
Bedroom



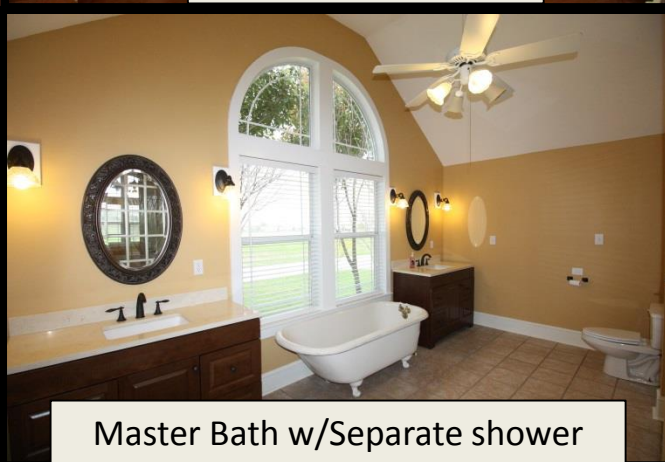
Living Room



Enormous Kitchen



Master Bedroom



Master Bath w/Separate shower

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Back Yard



Freshly Landscaped



1000 S/F covered patio

Expansive Views seen from the outdoor features of 21 acres of fully fenced land that sports a barn or tack room with electric, and a large, dog proof back yard is fenced separately and connects the main house to the oversized 3 car garage and second living quarters with a covered walkway and patio.



27 Fully Fenced Acres



Barn w/ Electric

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## 1,000 SF Cottage

This smartly laid out 2 Bedroom and 2 full bath dwelling features a full kitchen packed with storage. Vaulted ceilings add to the spacious feel to this fully loaded flat. Perfect for that boomerang kid or you favorite in-law.



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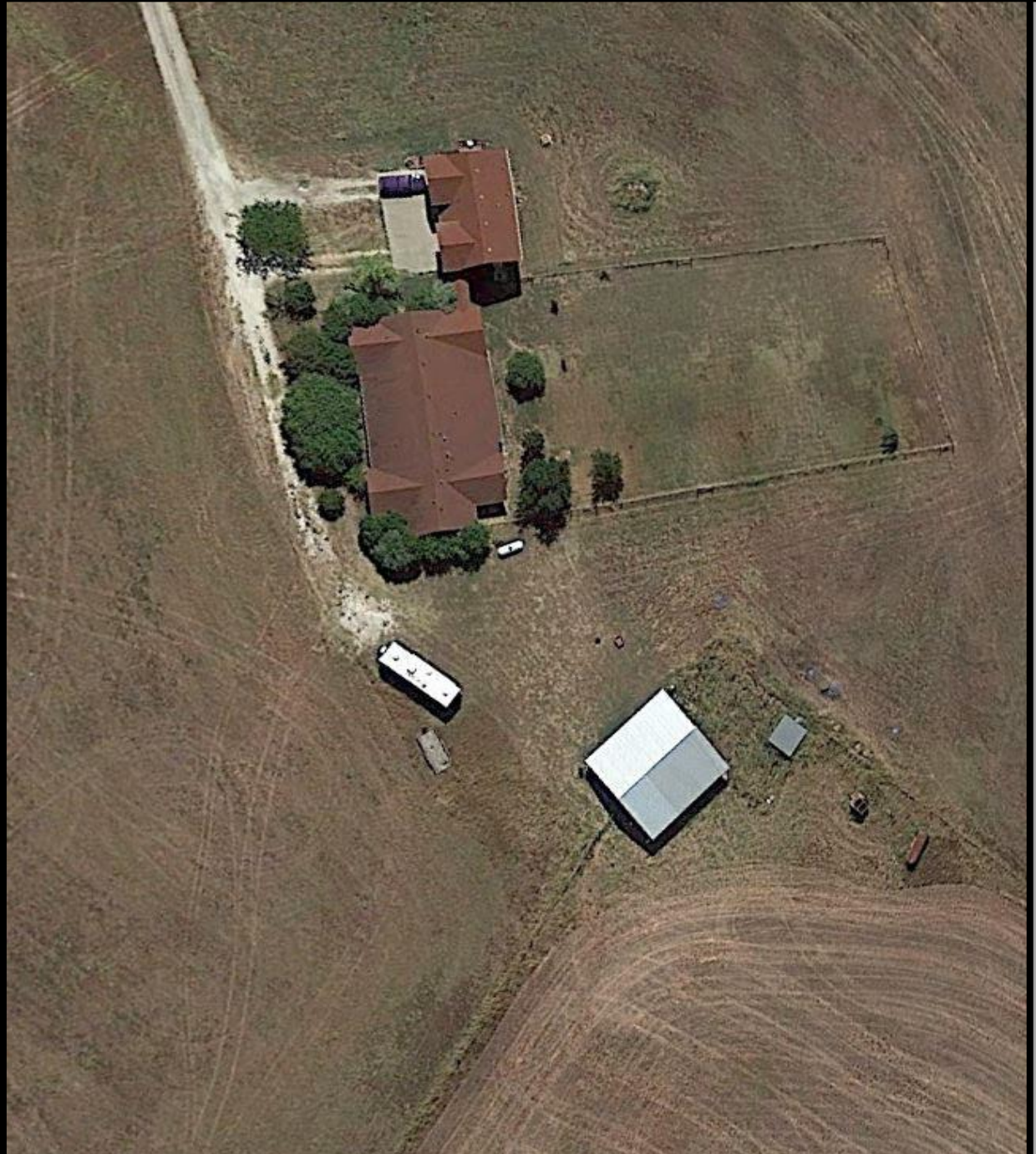
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HiView Real Estate

11/2/2015

### Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

<b>HiView Real Estate</b>	<b>9004146</b>	<b>brett@hiviewrealestate.com</b>	<b>469-517-0012</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name	<b>0524118</b>	<b>brett@hiviewrealestate.com</b>	<b>214-207-5431</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<b>Brett Hess</b>	<b>0524118</b>	<b>brett@hiviewrealestate.com</b>	<b>214-207-5431</b>
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](http://www.trec.texas.gov)  
IABS 1-0

HiView Real Estate, 1007 Ferris Avenue Waxahachie, TX 75165  
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Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

Phone: 214-207-5431

Fax: 469-517-0015

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