



REAL ESTATE GROUP

FARM AND RANCH

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**Cattle & Working | Cutting & Equestrian Facilities
Hunting & Recreational | Investment | High Game | Large Acreage**



Gorgeous Inviting Setting

1257 Harmony Cir ~ Weatherford, TX





1257 Harmony Cir

Weatherford, TX



FARM AND RANCH

PROPERTY DESCRIPTION

Key Points:

- ✓ 16.929 Acres
- ✓ 4,189 sf - 4 bedroom/4baths
- ✓ Outside City Limits
- ✓ Saltwater pool

Location:

Conveniently located 3 miles South of I-20 off of Bethel Road on Harmony Circle in Weatherford, TX.

Utilities:

Trinity water well with 3000 gallons of storage. There is one conventional septic on the property. Propane is provided by an onsite propane tank. Electric is on the property site.

Price:

~~\$829,000~~ **REDUCED \$799,000**

Terms:

Cash to Seller at Closing

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1257 Harmony Cir

Weatherford, TX



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Home:

A truly captivating, exquisitely designed, 4 bedroom, 4 bath home that delivers the feeling of being in a coastal California Cottage, yet holding pieces of history awaits you in Weatherford. From the moment you approach the home, you will lose yourself in the environment struggling to remind yourself you are in Texas. Every detail of this home has been well thought out to deliver both function and one of a kind artistic beauty.

As you approach the front door, a gorgeous chandelier suspended between trees will immediately entice your eye and force you to realize that you are about to enjoy a truly unique home that will satisfy the most discerning home owner. As you enter the welcoming foyer, your feet will find themselves perched upon beautifully refurbished pine wood flooring, which was salvaged from a historic home in Priddy, Texas as your eyes glance through the oversized great room with Pella French doors leading out to the magical backyard and pool.

Adjoining the great room, you will find a gourmet kitchen fit for the most finicky chef. While the eye is pleased by an entire wall of the kitchen constructed of imported, vintage Old Chicago Brick and Saltillo tile floors form the original home on the property. The practical side of the chef will appreciate the all stainless Viking commercial grade appliances such as a 6 burner, gas cooktop with a large griddle, vent hood, dishwasher and wine refrigerator. The kitchen is also equipped with an oversized walk in pantry that features a pass through to the family room. There is a tremendous amount of marble countertop space surrounding a Shaws Original farm sink. Your guests or family can visit with the chef of the home while being seated around the butcher block topped bar that seats 5.

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PROPERTY DESCRIPTION

Home Cont'd:

The home boasts 2 master bedrooms located on the main floor. As you step down into the main master bedroom, you will literally be stepping back into time as the random width; 2 inch pine floors were salvaged and imported from an old 1800's Russian schoolhouse. Nestled behind an antique door in the master bedroom is a relaxing sitting room that could easily serve as an office. Enjoy a generous walk in closet well equipped with 4 built-ins providing plenty of storage. You will especially enjoy getting ready in the morning behind a set of double doors loaded with character and appeal in the master bathroom boasting a vintage claw foot tub, antique stained glass windows, a wall decorated with an Egyptian grill with shutters and a one of a kind brick shower constructed of yet again, imported, vintage Old Chicago brick and laden with antique brass fixtures, a hookup for an extreme, hot foot soak and a rainhead shower.

The secondary master bedroom is conveniently located close to the heart of the home, yet also allowing for privacy with an entrance that does not disrupt the remainder of the household. This master bedroom offers reclaimed pine flooring, a generous walk in closet with a built in and master bath room that features a large walk in shower, Saltillo flooring, original to the home and a linen cabinet elegantly placed behind an architecturally salvaged sidelight that serves as a door.

Your children or guests will be delighted to have the entire second floor to themselves. The upper floor contains 2 unique bedrooms both featuring gabled ceilings covered with reclaimed wood, and embellished with reading nooks and an extra sleeping area provided by a window bed.

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Home Cont'd:

Both upstairs bedrooms are also equipped with walk in closets hidden behind screen doors that were salvaged out of the same historical home in Priddy, Texas. A nice sized bathroom services the upper floor with double pedestal sinks and a cast iron tub equipped with a shower head as well.

As you venture to the back yard through the Pella French Doors, be prepared to be enamored and swept away into feeling you have discovered a vacation hideaway. The sound of trickling water will soothe you as you sit amongst the extensive patio seating or venture down into the pool as you gaze over to the large greenhouse constructed almost entirely of vintage windows and shiplap siding. While this greenhouse would appeal to the green thumb of the family, it would also be an ideal party room. The backyard will truly captivate you as you find yourself surrounded by large native trees and landscape leaving you lost in your own paradise!

Additional Features:

There are 12 additional gorgeous acres that adjoin this property on the side. They can be purchased along with the home and 16 acres. Property is fenced and cross fenced for horses or cattle and features a 2 stall barn, which like the home, was built with the finest of reclaimed and restored materials. Property has frontage on both Harmony Circle and Bethel Rd. There is also a very nice pond that has over 1 acre of surface area.

All information furnished concerning this property has been obtained from sources deemed reliable, and it is believed to be correct, but no responsibility is assumed by this broker and no warranty or representation is made as the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or removal from the market without notice.

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1257 Harmony Cir

Weatherford, TX

RG FARM AND RANCH

PROPERTY PHOTOS



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1257 Harmony Cir

Weatherford, TX

CLARK FARM AND RANCH

PROPERTY PHOTOS



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1257 Harmony Cir

Weatherford, TX

RG FARM AND RANCH

AERIAL



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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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