



Possum Kingdom Luxury Home

1009 Blue Jay Ln., Graford, TX 76449

5 Bedrooms 5.5 Bath 2 pt. baths

\$3,500,000





Gaines Bend

Sq. Ft = 7,174

Lot Size = 0.5 Acres

Fully Furnished





This luxurious, fully-furnished, waterfront home, built in 2008, offers a tranquil getaway on one of the most beloved lakes in Texas. The house features 2 master suites, custom details throughout and a priceless view of the cliffs of Possum Kingdom Lake. The gourmet kitchen is chef ready and includes a temperature-controlled wine room which holds 200+ bottles. Throughout the house, massive windows and a large second floor balcony, capture the properties breath-taking view. The attention to detail is clear when enjoying the custom designed pools and spa along with the 2 fully equipped outdoor kitchens. This home was designed and constructed for entertaining family and friends. The house also features a Media room which seats up to 8 people comfortably and a private gym with wet sauna and restroom. The 1,330 sq. ft. dock includes 2 boat slips, 3 jet ski slips with automatic covers and HydroHoist boat lifts. Seize this once-in-a-lifetime opportunity to own this magnificent home on the highly coveted Possum Kingdom Lake.





Interior Features

Kitchen

Built-in Subzero Refrigerator/Freezer
Built-in Microwave
Built-in Icemaker
Built-In Beverage Refrigerator
Cooktop-Gas

Sink (2)
Built-In Wine Fridge
Disposal (2)
Double Oven (Electric)
Dishwasher (2)

Wine room

Temperature Control
Floor to Ceiling Racks

Fireplace

Oversized
Gas





Interior Features (Cont'd)

Gym

Dry Sauna

Restroom

Laundry

Dryer (3)

Washer (3)

Game Room

Built-in Bar

Pool & Poker Tables

Built-in Wine/Beverage Refrigerators

Media Room

Built-in Reclining Chairs

Projector/Screen





Exterior Features

Yard Grounds

- Attached Grill
- Covered Porch(es)
- Gutter(s)
- Outdoor Fireplace/Pit (2)
- Outdoor Living Center (2)
- Covered Patio
- Sprinkler System
- Outdoor Restroom

Boat Dock

- 1,330 sq. ft.
- HydroHoist Lifts
- 2 Boat Slips & Lifts
- 3 Jet Ski Slips & Lifts
- Storage
- Automatic Boat Covers

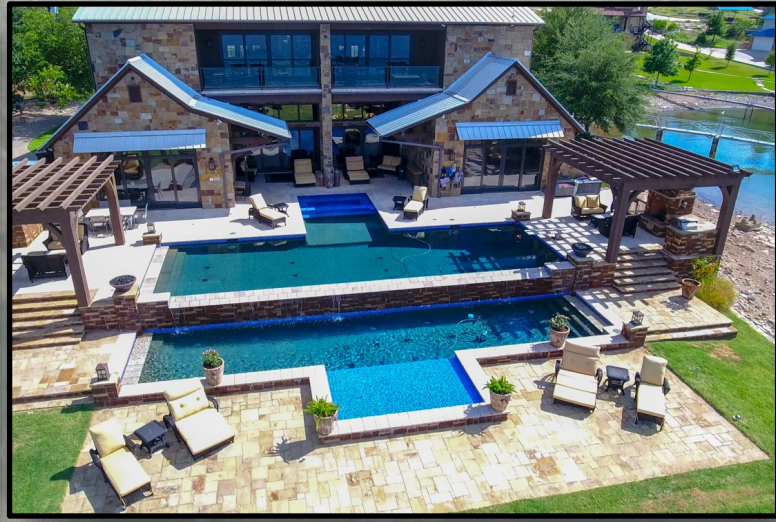
Lot Description

Landscaped

Waterfront

- Boat Dock
- Lake Front (255± linear feet)





Exterior Features (Cont'd)

Number Of Stories

2

Parking

Detached

576 sq. ft Covered Parking

Foundation

Slab

Siding

Rock/Stone

Roof Type

Metal





Amenities

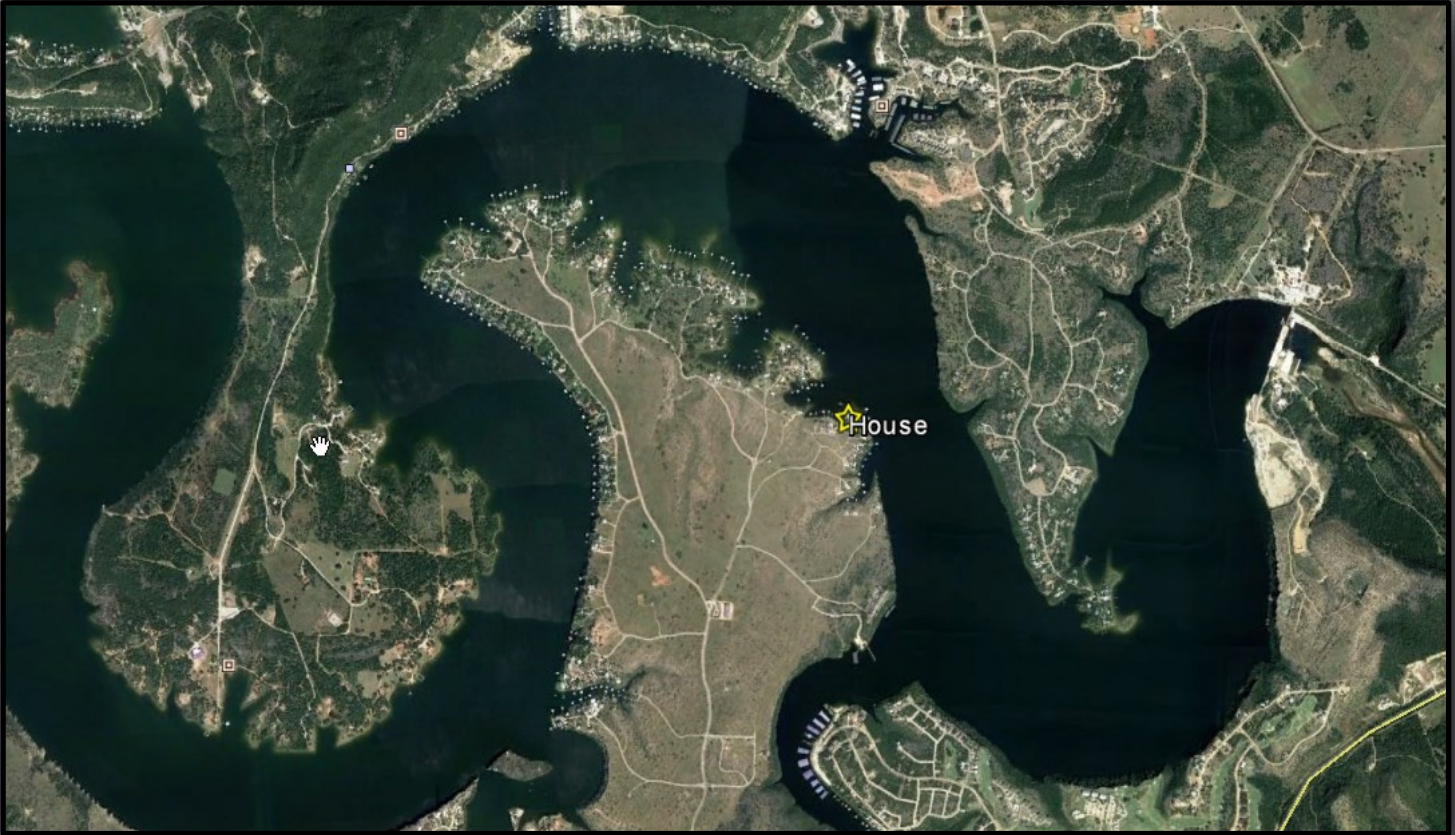
- Built-In Wine Coolers
- Sound System Wiring
- Smart Home System
- Electric Shades
- Fire/Smoke
- Indoor Pool Controls
- Flat Screen Wiring
- Decorative Lighting

Energy Features

- Ceiling Fans
- Double Pane Windows
- Programmable Thermostat



Location



Contact :



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Jimmy Williams | Designated Broker

Licensed Broker in TX, NE, KS, ME, OK, MO, NM, TN, CO, ID, OR, GA, WY, MT

Disclaimer: All the above information was provided by various sources and has not been verified for accuracy. Any of the above information, including but not limited to square footage, used or relied upon for decisions should be verified by buyer. Owner makes full disclosure that they are members of a Texas licensed real estate entity.





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:
 - 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 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.

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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov