



# THREE OAKS RANCH

BRAZOS COUNTY | BRYAN, TX



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5136 Silver Hill Road, Bryan, TX | Brazos County



**Price:** \$3,200,000



**Land Size:** ± 62.09 AC



**Home Size:** 5,200 SF

Nestled between the Brazos River and Riverside Parkway lies Three Oaks Ranch. Only 10 minutes from the heart of Aggieland, this magnificent residence overlooks 62 beautiful acres of scattered post oak trees, live oaks, pecan trees, and coastal pastureland. Enjoy dining, art, and shopping in downtown Bryan or catch your favorite Texas A&M sports team on the campus of Texas A&M University; both just 7 miles from the ranch. Quick access to SH-47 ensures convenience to anywhere within or outside the region, including Texas A&M REllis, Texas A&M Health Science Center, Easterwood Airport, Coulter Field, and State Highway 6.









# THE RESIDENCE

The main home is a unique, two story, Quonset style residence offering approximately 5,200 square feet of flexible living space, measuring 126' x 41'. The hard surface driveway leads through a grand brick entrance, pipe fencing, windmill, rustic barn, and guest house to a stunning view of the main residence set against the backdrop of live oaks, horse stables, a pond, and 9' custom designed inground swimming pool. Perfect for entertaining, the residence boasts many modern luxuries and custom designs such as polished concrete floors, chandeliers, LED lighting, fireplace, and floor-to-ceiling windows on both ends of the home. The shape of the structure, great insulation, 5 HVAC units, and LEDs make the home easy to maintain and highly energy efficient.









In this luxury living area, the classic windows blend nicely with unique designs and soft-toned interior colors and furnishings. Walls of windows provide scenic views with ample natural lighting and the raised ceiling adds to the grandeur of the space. Details in the living area include polished concrete flooring, exposed ducts, and more than 17,000 adjustable LED lights.







## LOUNGE

The main entrance from the tile covered patio is the elegant lounge area. This spacious room features custom walnut cabinetry, walnut accented ceilings, quartz countertop island, soft closing cabinet drawers and doors, wine chiller, beverage chiller, and wet bar. The centerpiece of the room is the electric fireplace with custom-designed chimney and chandelier lighting.











## KITCHEN

Complete with double Viking ovens, gas range top with 6 burners, griddle and grill, pot filler, 6' wide Viking side by side refrigerator/freezer, Viking microwave oven, oversized pantry, soft closing cabinet drawers and doors, and farmhouse sink, the kitchen is both captivating and functional.







## DINING

Floor-to-ceiling windows provide breathtaking views of the custom in-ground pool or winding oak lined driveway. Four custom designed chandeliers are easily adjustable to fit the taste and need for overhead lighting.



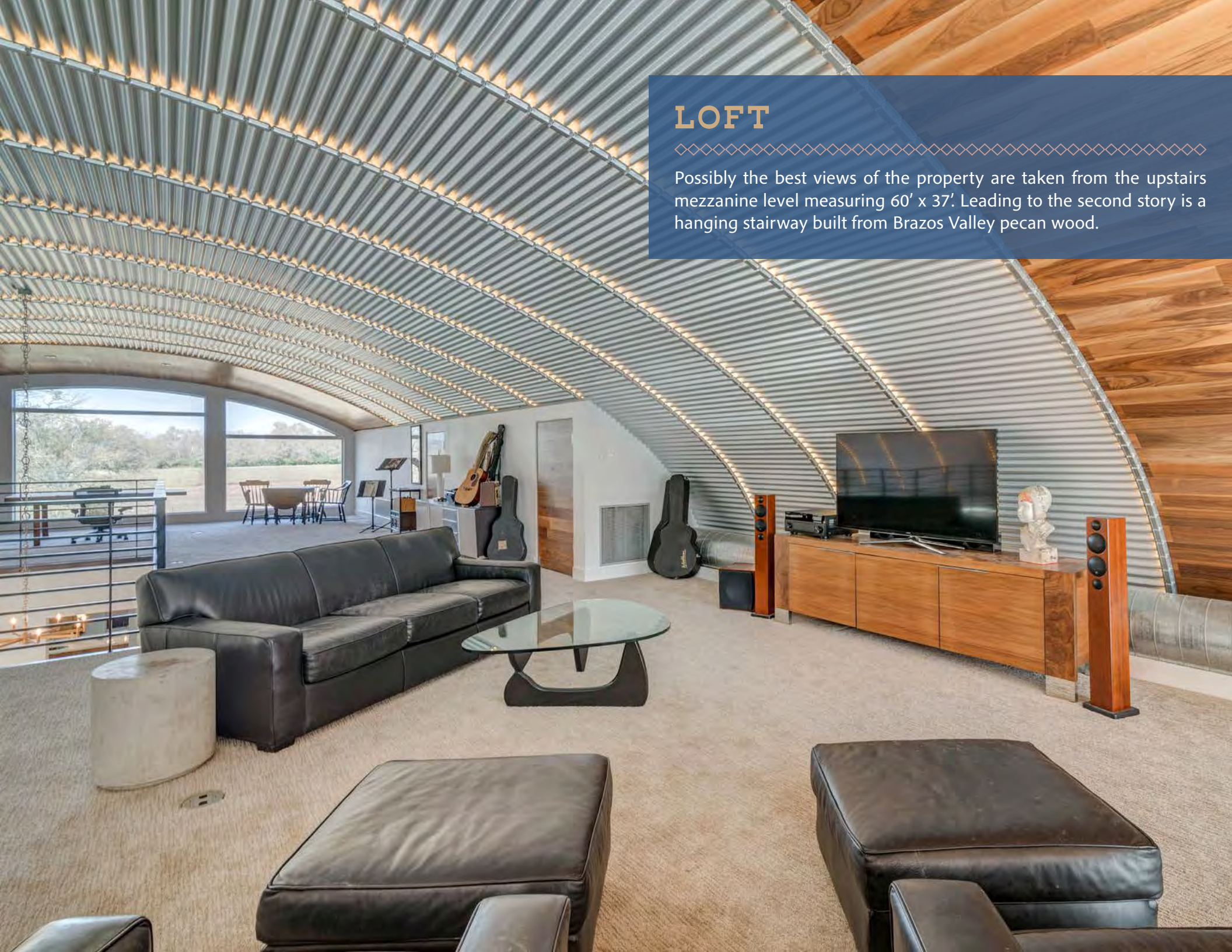






## LOFT

Possibly the best views of the property are taken from the upstairs mezzanine level measuring 60' x 37'. Leading to the second story is a hanging stairway built from Brazos Valley pecan wood.









## MASTER BED & BATH

Teakwood from India was used to construct ornate sliding doors that lead into the privacy of the master bedroom. Rest in comfort and luxury with walnut doors, a custom designed wall mural, and contemporary chandeliers. Move into the master bath featuring glass enclosed shower, high end finishes, and hand chiseled custom bathtub. Soak in the natural beauty and seclusion of the surrounding live oaks and rich greenery.















## GUEST HOUSE

Built in 1993, this 3-bedroom / 3-bathroom brick home offers 2,627 square feet of living space. The house offers formal living and dining rooms, Kent Moore cabinetry in kitchen, game room, study, and window encased sunroom. The guest house provides a two-car attached garage and two-car detached brick garage for additional storage. The home features an inground sprinkler system and two HVAC units (4-ton and 2-ton).





## BARN

Complimenting the main residence is the new barn on the property, a 4,000 square foot structure built in 2017. The barn offers open space for numerous stalls or equipment and includes separate feed room, tool room, a fully equipped wash room, and separate tack room. There are multiple other metal barns for storage, feed, and horse/livestock stalls.







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For more information about this property or Oldham Goodwin's Land Services, please contact



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# INFORMATION ABOUT BROKERAGE SERVICES

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.

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