

RANDLE HILL RANCH

2055 RANDLE HILL ROAD | BRENHAM, TX



RANDLE HILL RANCH

2055 Randle Hill Road, Brenham, TX, 77833 | Washington County



Come home to your peaceful getaway in sought-after Washington County. Built in 2021, this home has all the details. Just to name a few: porches front and back, Kohler plumbing fixtures, Kitchen-Aid appliances, walk-in butler pantry with water source, quartz countertops, wood burning fireplace. Hardwired for security alarm and camera. CAT6 wired office & throughout with high-speed internet tower. Spray foam insulation exterior walls, including garage. A perfect area behind the house to accommodate your new pool. Game room separate from the main living area. Oversize garage. A great location, this property is approximately 10 minutes from Brenham, 45 minutes from College Station, 1 hour from Houston and 2 hours from Austin.



SUMMARY OF OFFERING

ACREAGE, IMPROVEMENTS, PROXIMITY TO BRENHAM, COLLEGE STATION AND HOUSTON

- 2,725 SF home
- 3 bedrooms
- 2.5 baths
- Paved County Road
- Tax ID R67560
- Brenham School District
- Kohler plumbing fixtures
- KitchenAid appliance package
- Security alarm and camera system, hardwired

- Ethernet CAT6 wired office
- Whole house water softener in wellhouse
- Reverse osmosis water system
- Spray foam entire home including garage
- Fully fenced perimeter
- Generator hook up ready
- New plantation shutters
- Washer and Dryer will convey
- Deed Restricted



BEAUTIFUL OPEN FLOORPLAN

STAT RIGUES

This modern home, built in 2021, offers 3 bedrooms and 2.5 bathrooms with high ceilings throughout. It features two family rooms and a cozy wood-burning or gas fireplace. The kitchen and bathrooms are equipped with premium Kohler plumbing fixtures. Enjoy an outdoor speaker system and the security of a hardwired alarm and camera system. Perfect for contemporary ranch living and entertaining.



KITCHEN FEATURES

Transition of

10

L

t

ŕ

This kitchen features sleek quartz countertops, a gas range, and a microwave. Enjoy the convenience of a disposal, breakfast bar, and butler pantry. The island offers ample space without a cooktop, and the kitchen seamlessly opens to the family room. Additional highlights include a walk-in pantry, reverse osmosis system, and soft-closing cabinets and drawers. Under cabinet lighting adds a modern touch, making this kitchen both functional and stylish.



WASHINGTON COUNTY | BRENHAM, TX

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



CYNDEE SMITH Senior Vice President | Land Services D:281.256.2300 | C: 713.816.3407 Cyndee.Smith@OldhamGoodwin.com

This Offering Memorandum was prepared by Oldham Coodwin Group, LLC (Broker). Neither the Broker nor the owner of the party appresses of implied, as to the completeness or the accuracy of the material control. How many of the prepared by Oldham Coodwin Group, LLC (Broker). Neither the Broker nor the owner of the property, The Owner of material control. The Offering Memorandum is olely a solicitation of interest - not an offer to sell was appressed or implied, as to the completeness or the accuracy of the material control. The Offering Memorandum is olely a solicitation of interest - not an offer to sell was appressed was appressed the interest of the Owner s afflate add to any enity that is a not prease the transmission and enter to prease the property approved by LO waves. This offering Memorandum is confidential by accepting the Offering Memorandum, is confidential by accepting the Offering Memorandum, and its contents in the strictest confidence, that you will not discote the Offering Memorandum, any of the Owner afflate do the Offering Memorandum is confidential. By accepting the Offering Memorandum is on offer to put a strict strict confidence, that you will not discote the Offering Memorandum, any of the Owner afflate do the Owner of fiftee offering Memorandum is on offer to put any discote the Offering Memorandum is on offer to put any of the Owner, afflate do the Owner of fiftee offering Memorandum is on offer to put any offer with the owner of the from sources beleved relable. Will be offering Memorandum any of put appresses of the owner afflice do the Owner of fiftee offering Memorandum is on offering Memorandum any of proteins, assumptions or estimates used are offering Memorandum any of proteins, assumptions or estimates used are offering Memorandum any of proteins, assumptions or estimates used are offering Memorandum any offering Memorandum any offering Memorandum any offering Memorandum and any offering Memorandum any offering Memorandum any offering Memorandum any offering Memorandum any offering

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:

TAR 2501

- 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.

Oldham Goodwin Group, LLC	0343423	Cyndee.Smith@OldhamGoodwin.com	(713) 816-3407
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	Phone
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate's Name	Licensed No.	Email	Phone
Regulated by the Texas Real Estate Commission	Buyer / Tenant / Seller / Landlord Initials	Date	Information available at www.trec.texas.go