



4769 GREENWOOD RD

WEATHERFORD, TX 76088

2 STUNNING HOMES ON 11+ ACRES



PROPERTY INFORMATION:

- 11.56 ACRES
- 4 BED - 3 BATH
- 3,001 SQ FT
- TWO HOMES ON PROPERTY
- BARN & ARENA
- INFINITY LAP POOL

SALE PRICE: \$1,650,000



TIM CLARK, CCIM

817.578.0609

ALI BORRON

817.964.2088

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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PROPERTY INFORMATION

Two Stunning Homes on 11.56 ac. A rare opportunity to own two beautifully crafted homes on 11.56 acres that offers a blend of charm, comfort and luxury. Nestled in a serene setting, these properties provide the perfect balance of modern living and rural tranquility. Just as you enter through the gate, is a charming 3-bedroom, 3-bath, 2-story farmhouse with 1,944 sq ft of character and warmth. Built in 1988, this home has a welcoming wrap-around porch and a detached 2-car garage. The cozy, well-designed layout offers ample space for relaxation, while the lush, peaceful surroundings add to the appeal. The second house, completed in May 2024, is a luxurious 4-bedroom, 3-bath residence with 3,001 sq ft of open-concept living space. Designed with entertaining in mind, the home features a spacious kitchen, living area and dining areas that flow effortlessly. A bonus room provides even more flexibility for use as an office, playroom, or media space. The modern kitchen is equipped with high-end finishes and appliances, making it perfect for hosting family and friends. Additionally, a 3-car attached garage offers plenty of storage. Tankless hot water heater. Step outside to your own private oasis. There is an infinity lap pool just off the back patio, ideal for relaxing while enjoying the scenic views of the beautifully wooded pasture. Deer grazing not too far from the backyard provides a tranquil, picturesque backdrop. The property is fully fenced and crossed fenced. A split rail design fence surrounds the new house. This property includes a shop-barn with horse stalls. For equestrian enthusiasts, there's a tilled outdoor arena area ready to fence and enjoy. Whether you're seeking a peaceful retreat or a property with ample space for horses and outdoor activities, these homes offer the best of both worlds. Don't miss this great opportunity to own this property to share with family!

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EXTERIOR PHOTOS



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AERIAL



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 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.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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2-10-2025



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
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Alice Borron	0371674	alice@clarkreg.com	(817)964-2088
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

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