



LABRADOR HOUSE

1± ACRES

\$3,625,000

COLORADO COUNTY
COLUMBUS, TX

REPUBLIC ★ RANCHES_{LLC}
Our Legacy is in the Land

LABRADOR HOUSE DESCRIPTION

Labrador House, situated on a spacious 1.25 acre homesite in section one of Big Easy Ranch, is the epitome of elegance and comfort. This newly built 6,682 square-foot residence boasts five bedrooms, five and a half bathrooms, and a three-car garage. Beautiful native plants and landscaping enhance the hilltop views. Whether you're looking for a serene weekend getaway or a welcoming space to gather with family, Labrador House is ready to be your haven.

Big Easy Ranch is truly one of a kind – where world-class service and luxury blend seamlessly with rustic charm. It's a destination offering top-tier amenities, championship golf, and breathtaking natural surroundings. Just far enough from the pace of city life, it's the ideal retreat for those seeking tranquility without compromise. Opened in 2023, The Covey—an 18-hole championship course designed by renowned architect Chet Williams—delivers a premier golf experience. In a short time, it has earned widespread acclaim, including being named the #1 Golf Course in Texas (2025) by *The Dallas Morning News*, Best New Private Course in the U.S. (2025) by *Golf Digest*, and #1 New Course and 10th Best Overall Course in Texas (2024) by *The Dallas Morning News*. ★



ASSOCIATE CONTACTS

KATE GIBSON

Broker Associate

(713) 304-5257

kate@republicranches.com

LINDSEY HOLUBEC

Sales Associate

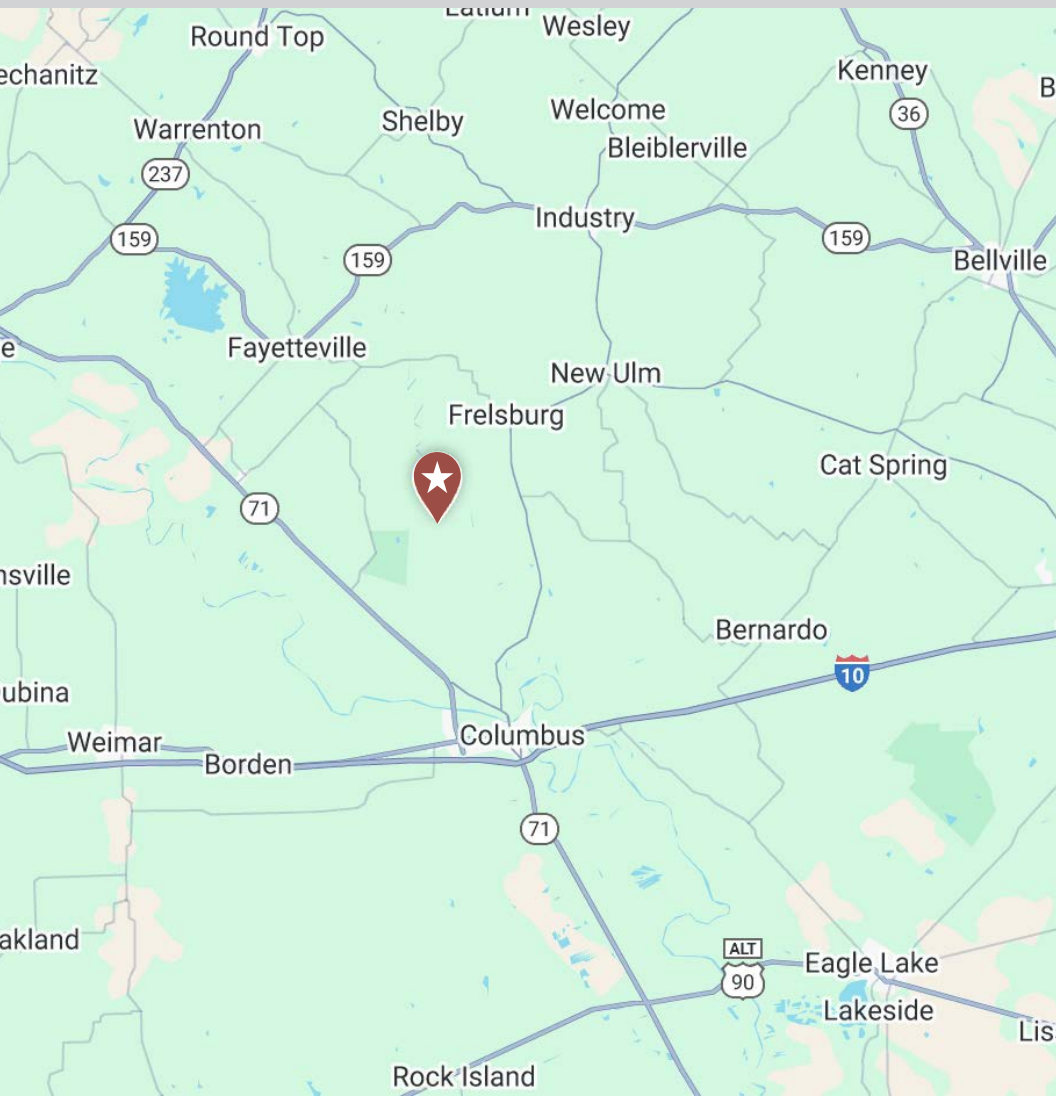
(512) 629-5525

lindsey@republicranches.com

LOCATION

Big Easy Ranch is situated on Brunes Mill Road, 8 miles north of Columbus, 26 miles from Round Top, 82 miles from Houston, 94 miles from Austin, and 133 miles from San Antonio.

Labrador House is located at 102 Labrador Lane, Columbus, TX, just 0.7 miles from the expansive 12,000 square foot Big Easy Lodge, which boasts excellent dining and amenities.



TOPOGRAPHY, RANGELAND & HABITAT

Set among rolling hills and majestic live oaks, Big Easy Ranch features multiple fishing lakes, and two world-class golf courses. The Antler, a 9-hole par 3 course, and The Covey, an 18-hole championship course designed by acclaimed architect Chet Williams, offer an unmatched golf experience. Opened in 2023, The Covey has already earned top honors, including #1 Golf Course in Texas 2025 by *The Dallas Morning News*, Best New Private Course in the US 2025 by Golf Digest and #1 New and 10th Golf Course in Texas 2024 by *The Dallas Morning News*. Both courses feature dramatic elevation changes and beautiful waterfalls.

WILDLIFE

Big Easy Ranch is home to a variety of animals, including white-tailed deer, trophy axis, red stag, blackbuck, fallow, aoudad, large mouth bass, catfish, seasonal rainbow trout, redfish, and more.



IMPROVEMENTS

Introducing a stunning new two-story single-family residence built by Maybuilt Homes, seamlessly blending luxury, functionality, and thoughtful design. This beautifully constructed residence offers five spacious bedrooms and five and a half bathrooms with elegant quartz marble flooring. A three-car garage provides ample storage and convenience.

Inside, the home features a grand kitchen perfect for entertaining, a cozy living room with a fireplace, a stylish bar area, a dedicated Zoom room for remote work or study, a wine cellar, and dedicated separate locked room for guns and golf. The thoughtfully designed mud/utility room includes a built-in dog wash, built-in dog kennels, and a custom dog gate, ideal for pet lovers. A covered porch extends the living space outdoors, offering year-round enjoyment.

Designed in collaboration with Blueberry Jones Design, every detail of the home reflects quality craftsmanship and cohesive aesthetics. Recently completed professional landscaping by Drew Freeman further enhances the property's curb appeal and outdoor ambiance.

The builder plans show an area available for a pool and spa—an exceptional opportunity to customize your outdoor oasis; contact broker to review the builder plans.



UTILITIES

Big Easy Aqua is the private water system for the entire Big Easy community. Electricity is available via San Bernard Electric co-op.

OTHER

Proof of funds are required, 48 hours notice for showings, and closing pending on Big Easy membership approval.





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.

2-10-2025



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.

Republic Ranches, LLC	9000612	info@republicranches.com	888-726-2481
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J Bryan Pickens	592462	bryan@republicranches.com	214-552-4417
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kate Gibson	600686	kate@republicranches.com	713-304-5257
Sales Agent/Associate's Name	License No.	Email	Phone
Lindsey Holubec	754294	lindsey@republicranches.com	512-629-5525
Buyer/Tenant/Seller/Landlord Initials		Date	



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