

# JTLYNCH

COMPANY, LLC

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COMMERCIAL REAL ESTATE

**BEAUTIFUL CUSTOM HOME & WORKSHOP ON +/- 35 ACRES**



<https://www.har.com/homedetail/16372-hwy-6-navasota-tx-77868/2832299>

**16372 HWY 6, NAVASOTA, TEXAS 77868**

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**J. ANDREW LYNCH**  
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C: (713) 471-6570



## ASKING PRICE: \$2,298,000.00

- Stunning +/- 4,939 SF custom home in Navasota, Texas
- +/- 35 total acres of scenic land with a private pond
- Large covered patio, views of waterfall feature & spa
- Decorative motorized front entrance gate
- +/- 8,500 SF workshop with two HVAC units & insulated
- Three bedrooms, home office & upstairs game room
- Five bathrooms (four downstairs & one upstairs)

**SHOWN BY ACCOMPANIED APPOINTMENT ONLY • (281) 440-5225**

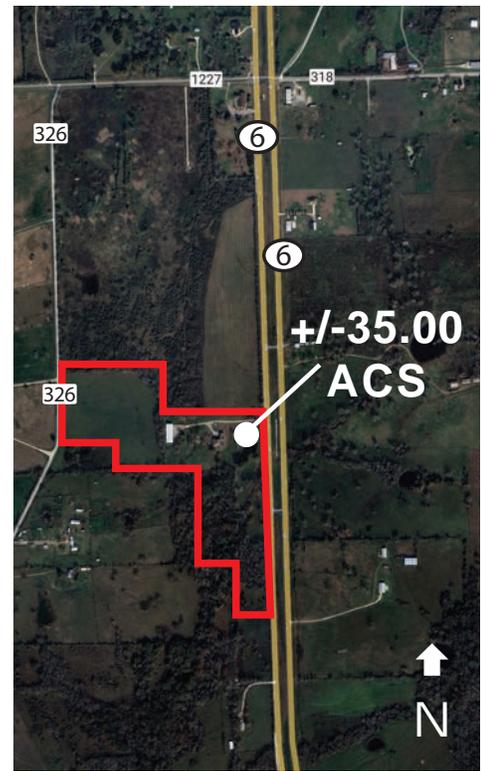
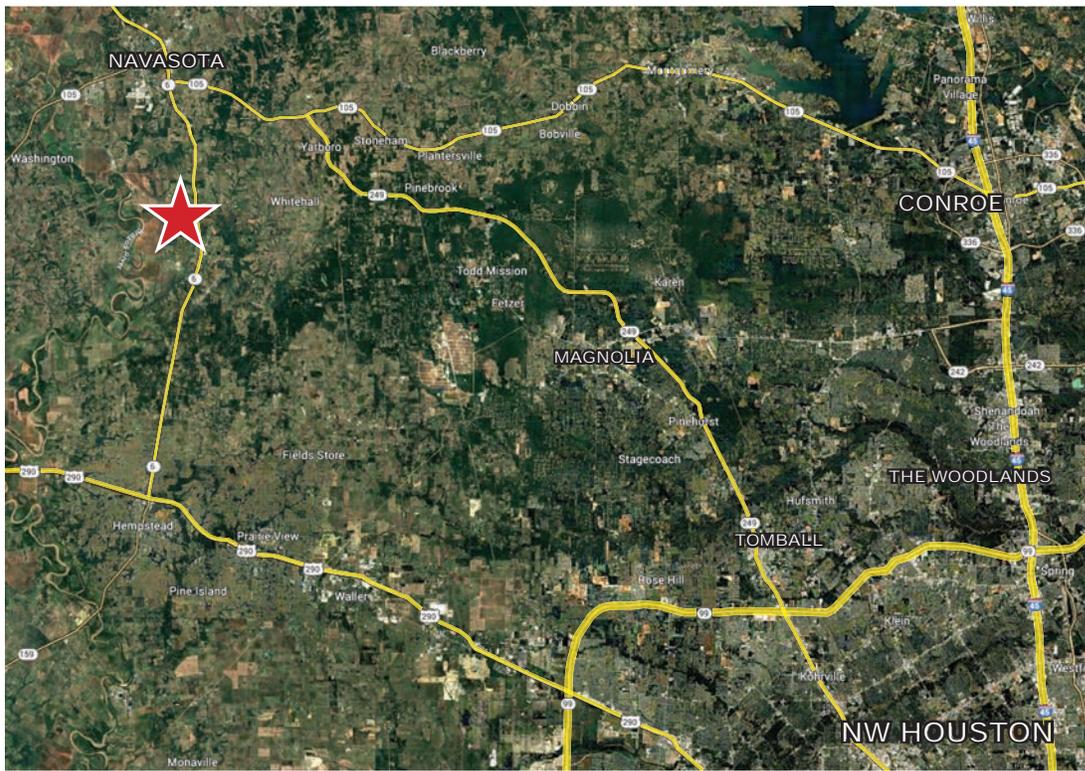
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**LOCATED NEAR NAVASOTA, TEXAS**

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The home features 3 bedrooms, a study/home office, upstairs game room, 5 full bathrooms, large open kitchen with ample counter space, custom 5" hickory flooring, crown moldings, 2 wood burning brick and mortar fireplaces, custom window treatments, 5 zoned HVAC units, central vacuum system, and extensive exterior lighting. The primary bedroom has a large sitting area overlooking the patio and property. The workshop has 5- insulated commercial motorized garage doors, pedestrian door entry, and 2 HVAC units. The entrance has an motorized gate and the entire property is fenced and cross fenced. The entrance is on HWY 6 with over 1600 ft of frontage and 587 ft of frontage in the rear from County Road 326.

## BEAUTIFUL CUSTOM HOME, LARGE WORKSHOP & SCENIC PROPERTY

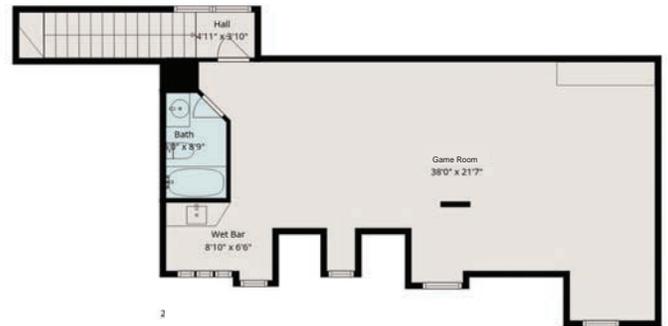


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## 2<sup>ND</sup> FLOOR

## 1<sup>ST</sup> FLOOR

### SPACIOUS FLOOR PLAN

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Front Entry (1)



Living Room (1)



Front Entry (2)



Living Room (2)



Living Room (3)



Living Room (4)

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Kitchen Area (1)



Breakfast Nook & Family Room



Kitchen Area (2)



Dining Area



Kitchen Area (3)



Laundry Room

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Primary Bedroom (1)



Second Bedroom



Primary Bedroom (2)



Third Bedroom



Primary Bathroom



Bathroom

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# HOME & LAND DETAILS:



Upstairs - Game Room



Upstairs Bathroom



Garage

## HOME:

- Built in 2005
- Bed/Bath Features:
  - Built-ins
  - Garden Tub
  - Jetted Tub
  - Linen Closet
  - Medicine Cabinet
  - Separate Shower
  - Separate Vanities
  - Sitting Area in Master
  - Split Bedrooms
  - Walk-in Closets
- Construction
  - Brick & Rock/Stone
- Energy Efficiency
  - Ceiling Fans
  - Double Pane Windows
  - Electric Water Heater
  - Tankless Water Heater
- Exterior Features
  - Covered Porch(es)
  - Lighting System
  - Patio Covered
  - Patio Open
  - RV/Boat Parking
  - Separate Entry Quarters
  - Sprinkler System
  - Storage Building
  - Large Workshop
- Fireplace Type
  - Brick
  - Masonry
  - Outdoor
  - Wood Burning
- Flooring
  - Ceramic Tile
  - Wood Floor (Hickory)
- Foundation
  - Slab
- Roof Type
  - Composition
- Security System
  - Yes
- Heating/Cooling
  - Central Air-Electric
  - Central Heat-Electric
  - Zoned
- Interior Features
  - Bay Windows
  - Central Vac
  - Decorative Lighting
  - Dry Bar
  - Intercom
  - Reverse Osmosis System
  - Sound System Wiring
  - Wet Bar
  - Window Coverings
- Kitchen Equipment
  - Electric Cooktop
  - Dishwasher
  - Disposal
- Kitchen Other
  - Breakfast Bar
  - Eat-in Kitchen
  - Granite
  - Walk-in Pantry
- Parking/Garage
  - Attached
  - Oversized
  - Rear
- Specialty Rooms
  - Office/Study
  - Game Room
  - Solarium/Sunroom
  - Storm Shelter
- Miscellaneous
  - Cattle Working Pen
  - Fenced for Cattle
  - Fenced for Horses
  - Holding Pen
- Land Type
  - Livestock
- Minerals - % Wind Owned
  - 0
- Number of Stock Tanks
  - 1 (water under 1 acre)
- Number of Wells
  - 1
- Present Use
  - Grazing
  - Industrial
  - Residential Single
- Property Tax Exemption
  - Yes
  - Agricultural
- Road Frontage Desc.
  - Asphalt
  - County
  - State
- Street/Utilities
  - Aerobic Septic
  - Asphalt
  - Outside City Limits
  - Septic
  - Underground Utilities
  - Well
- Topography
  - Rolling
  - Varied
- Type of Fence
  - Automatic Gate
  - Barbed Wire
  - Cross Fenced
  - Electric
  - Rail
  - Wood

## LAND:

- Easements
  - Natural Gas
- Lot Description
  - Acreage
  - Heavily Treed
  - Horses Permitted
  - Landscaped
  - Lrg. Backyard Grass
  - Pasture
  - Tank/Pond
  - Water/Lake View

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Back Patio (1)



Spa & Water Feature (1)



Back Patio (2)



Spa & Water Feature (2)



Fence Line



Spa & Water Feature (3)

## BEAUTIFUL VIEWS FROM THE BACK PATIO

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## WORKSHOP DETAILS:

- +/- 8,500 SF building
- Five insulated commercial garage doors
- Each garage door is motorized
- Pedestrian door entry
- Two HVAC units
- Tankless water heater
- Bathroom with shower



**WORKSHOP FLOOR PLAN**

## **LARGE, VERSATILE WORKSHOP BUILDING**

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# 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 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.

### J T Lynch Company, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>J. Terrence Lynch</b>	<b>362038</b>	<b>terry@jtlynchco.com</b>	<b>(281)440-5225</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jeffrey O. Lynch</b>	<b>661400</b>	<b>jeff@jtlynchco.com</b>	<b>(281)440-5225</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>J. Andrew Lynch</b>	<b>718178</b>	<b>andy@jtlynchco.com</b>	<b>(281)440-5225</b>
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](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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