



FOR SALE

# Scarborough Haven

2769 CR 3160, Emory, TX 75440



**ROCKHILL**  
COMMERCIAL REAL ESTATE

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# Property Overview

## Scarborough Haven

40,297 acres of Land located in eastern Rains County near Lake Fork and is less than five miles from Emory. Beautiful venue encompasses over 40 acres of serene, wooded lakefront, featuring a gorgeous venue space and ceremony grounds, a charming tearoom, an outdoor chapel, a greenhouse, a spacious 5,000 SF workshop, guesthouses for accommodations.

Sales Price: \$6,350,000

Size: 9,124 SF

- Event Venue: 6,778 SF
- Brick House : 1,254 SF
- Pole Barn: 288 SF

Size: 8,968 SF

- Lake Workshop: 5,000 SF
- Guest Houses: 3,968 SF
- Carports: 180 and 624 SF

Neighborhood & Schools

- Rains ISD



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# Property Overview - Event Venue

## THE AURORA AT SCARBROUGH HAVEN EVENT VENUE - 6,778 SF

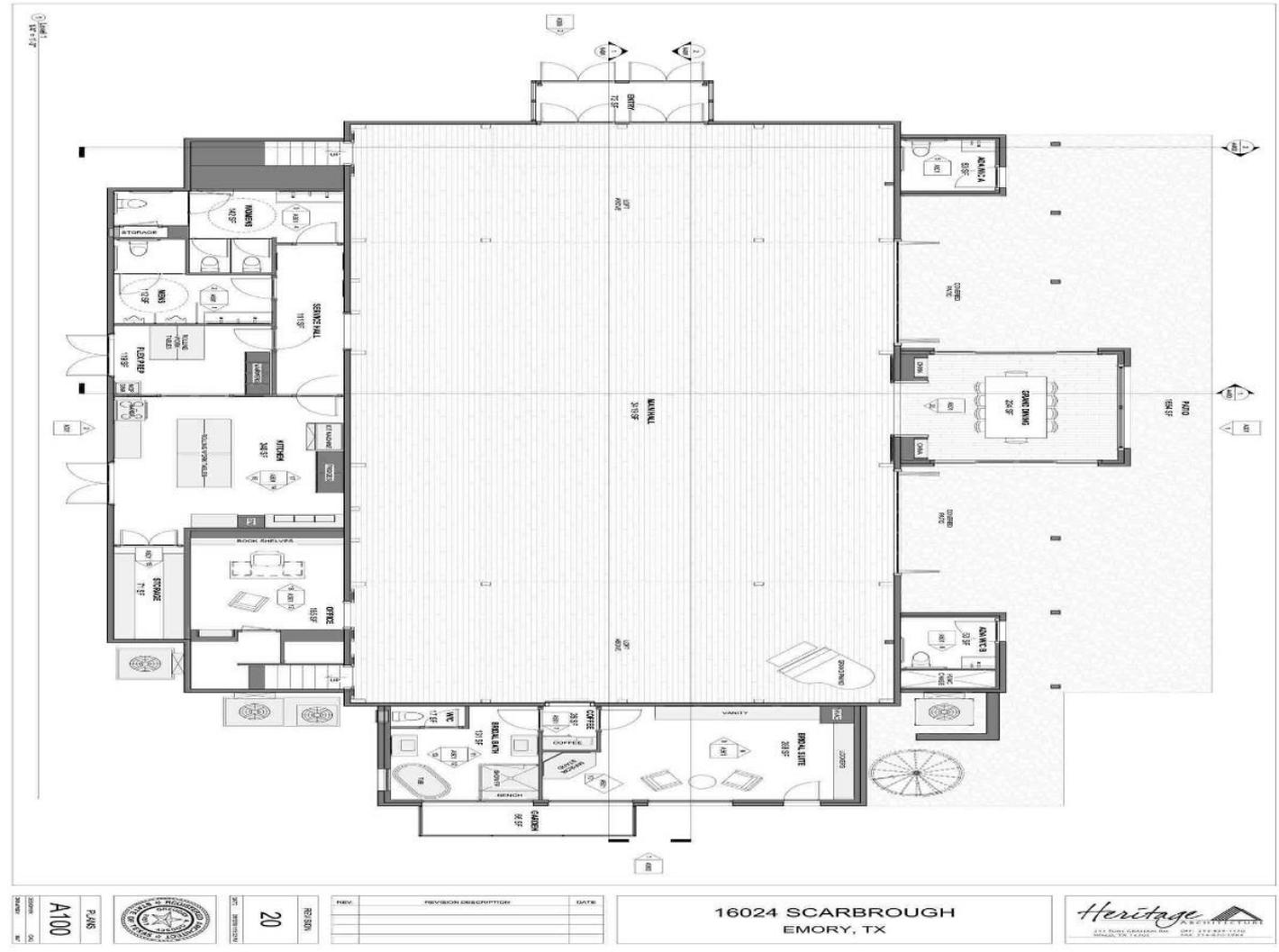
Approximately 6,778 SF two-story commercial building, constructed in 2018 as an event center with a main hall, commercial kitchen, five bathrooms, office, bridal suite, storage areas, dining room, two lofts, balcony, courtyard, and covered porches/patios. This structure has a concrete foundation, stone & siding exterior, standing seam metal roof, and commercial glass windows. The interior is finished with wood & tile flooring, quartz countertops, extensive custom built-ins, and antique timbers imported from an approximately 170-year-old barn from Pennsylvania.



- A modern & contemporary structure built around a hand-hewn oak frame dated from 1853, with 40-foot ceilings at its peak, two lofts, expansive windows, an outdoor sunset deck, a beautiful pond, and a large serving kitchen with a flex space for vendors.
- The building interior can accommodate 200 seated guests.
- Features include a clerestory containing fifty glass windows providing natural light, a glass and metal balustrade system, bleached pecan wood flooring, black faucets & fixtures throughout, modern light fixtures, a soothing interior color scheme. The bridal suite includes a naturally-lit dressing area for the bridal party, a shower, hand-hewn timbers with marriage marks, Shou Sugi ban and limestone exterior, and the cornerstone from the original and freestanding modern tub, a coffee & tea nook, a cantilevered hanging garden, and a private courtyard.



# Floor Plan - Event Venue



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## GUESTHOUSES – 2,706.1 SF

- Both residences were thoughtfully designed to complement the property and provide comfortable, light-filled living spaces. One home features a distinctive long, slender window above the cooktop—an unexpected architectural detail that adds character while bringing in natural light.
- The second home was intentionally designed to maximize space and daylight, with an efficient layout and a wraparound countertop that extends seamlessly into the hallway, enhancing both function and flow. Although initially completed without a porch, a spacious covered porch was later added to create an inviting outdoor retreat for relaxing and enjoying the surrounding landscape. A matching covered porch was incorporated into the second home, providing continuity in design and additional outdoor living space.

564.3 SF



549.3 SF



1,592.5 SF



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## MAIN HOUSE - 1,262.3 SF

- One of the original structures on the property, this charming cabin-style residence features warm aspen wood interior walls, creating a natural and inviting atmosphere that complements the surrounding landscape.



## BRICK HOUSE - 1,254 SF

- In addition to this structure, there is a 37-year-old, 1,254' brick home with metal roof on slab foundation with covered porches, wood deck, pergola, storage carport, detached 624' workshop, and storage sheds/wellhouse on the property



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## POOL BARN – 288 SF



## LAKE WORKSHOP – 5,000 SF



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## CHAPEL

- This building was inspired by the Historic Pole Green Church outside of Richmond, Virginia.
- The chapel has a paved floor and will seat 75 people theater style.
- Surrounded by towering trees, a long rock-hopping path for kids of all ages, and a triceratops, this wooded area is ideal for shaded outdoor events.



## TEA ROOM

- This meeting space is ideal for afternoon teas, wedding, bridal, or baby showers, reunions, rehearsal dinners, or offsite work events. A large patio is suitable for outdoor seating, and the lawn in front is ideal for tables & chairs, lawn games, or large group gatherings.
- The kitchen was built in Italy and features a double sub-zero fridge. The freezer is in the storage room.



## GARAGE APARTMENT

- Original apartment residence featuring aspen wood interior walls, offering a warm, natural finish. The surrounding orchard includes pecan, pear, and persimmon trees, enhancing the property's rural charm.



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# Aerial



# Demographics

1.5K

Total Population

743

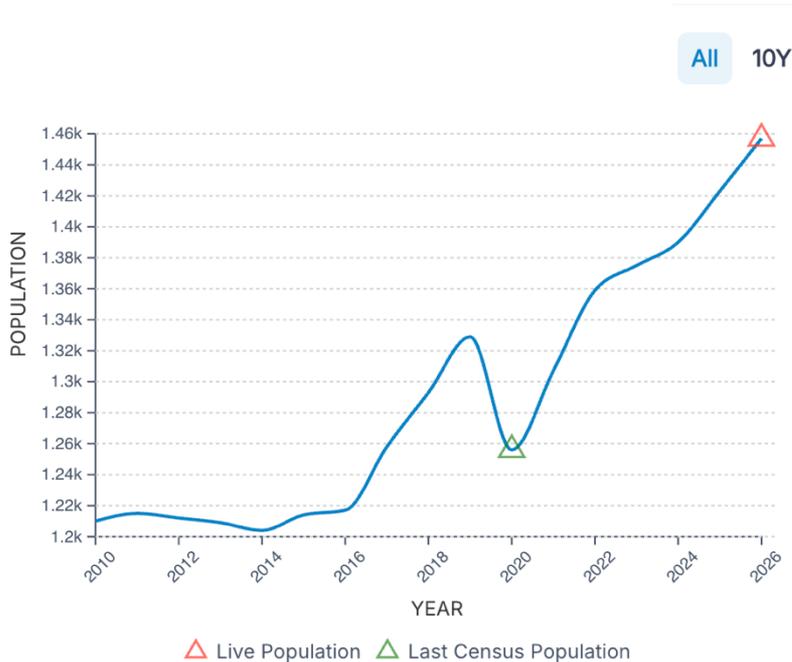
Density (mi<sup>2</sup>)

34

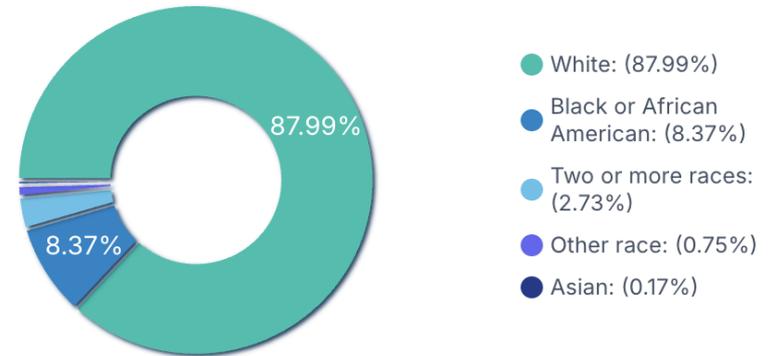
Growth

2.39%

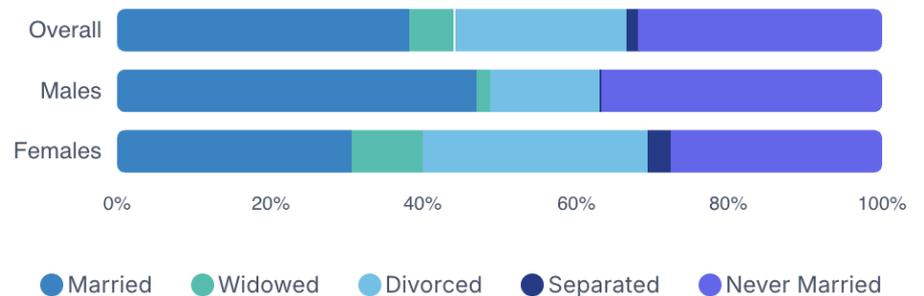
## Emory Population



## Population by Race



## Emory Marital Status





# Information About Brokerage Services

## 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.

**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 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.

## 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 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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DATE: \_\_\_\_\_