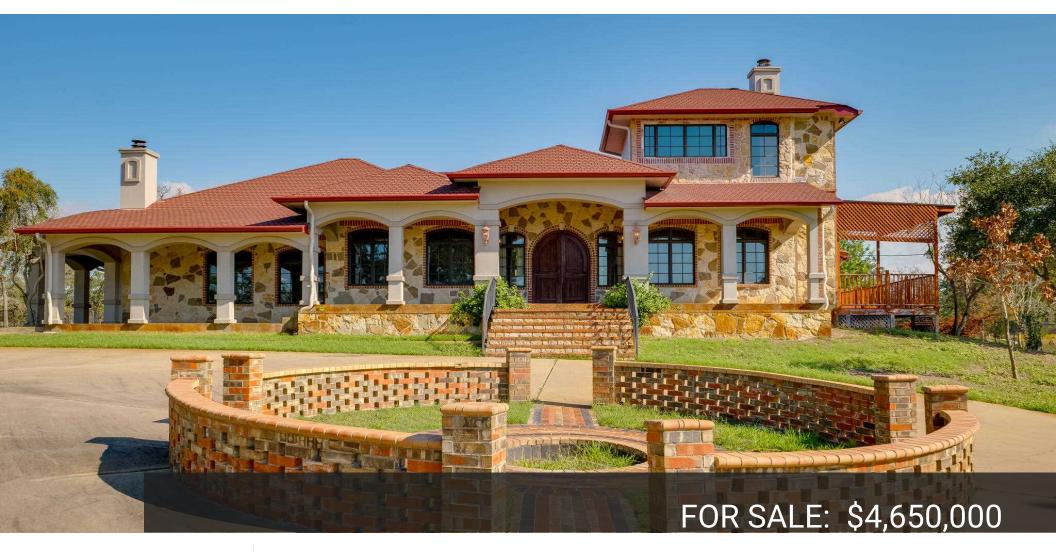
## **EVENT CENTER FOR SALE**

# ELEGANT HILL COUNTRY WEDDING AND EVENT CENTER

TRANSWORLD®

711 OLD ANTIOCH ROAD SMITHVILLE, TX 78957



TRANSWORLD CRE 5261 S Quebec St Ste 200 Greenwood Village, Colorado 80111

TRANSWORLD®

PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
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CO - ER100016698, TX - 759206

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



### **Property Summary**

| Total SF:       | 14,321        |
|-----------------|---------------|
| County:         | Bastrop       |
| Acres:          | 39.466        |
| Year Built:     | 2008          |
| Year Renovated: | 2023          |
| Building Type:  | Event Center  |
| Building Use:   | Specialty Use |
| Water:          | Public & Well |
| Sewer:          | Septic        |
| Zoning:         | None          |

## **Property Overview**

Nestled in the heart of Bathrop County, Texas, RoseBridge Estate is a modern, upscale wedding and event venue that offers a unique blend of elegance and natural beauty. This estate features a picturesque bridge over a tranquil pond, leading to a versatile ceremony space adorned with signature chandeliers. The grand reception hall, with its floor-to-ceiling windows and luxurious décor, can accommodate up to 300 guests, providing an ideal setting for dining and dancing. The estate also boasts a charming Getting Ready House with separate suites for the wedding party, a full kitchen, and a serene courtyard fountain. RoseBridge Estate ensures a seamless and unforgettable experience for your special day.

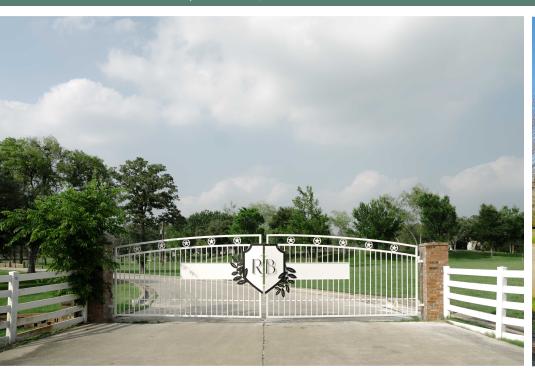
## **Location Overview**

Conveniently located just 30 minutes from Austin-Bergstrom International Airport, RoseBridge Estate offers easy access for both local and out-of-town guests. Tucked away in the charming town of Smithville, the venue provides a peaceful Hill Country escape while still being close to the vibrant culture of Austin.



PROPERTY PHOTOS

Rosebridge Estate
711 Old Antioch Road | Smithville, TX 78957































Rosebridge Estate

711 Old Antioch Road | Smithville, TX 78957



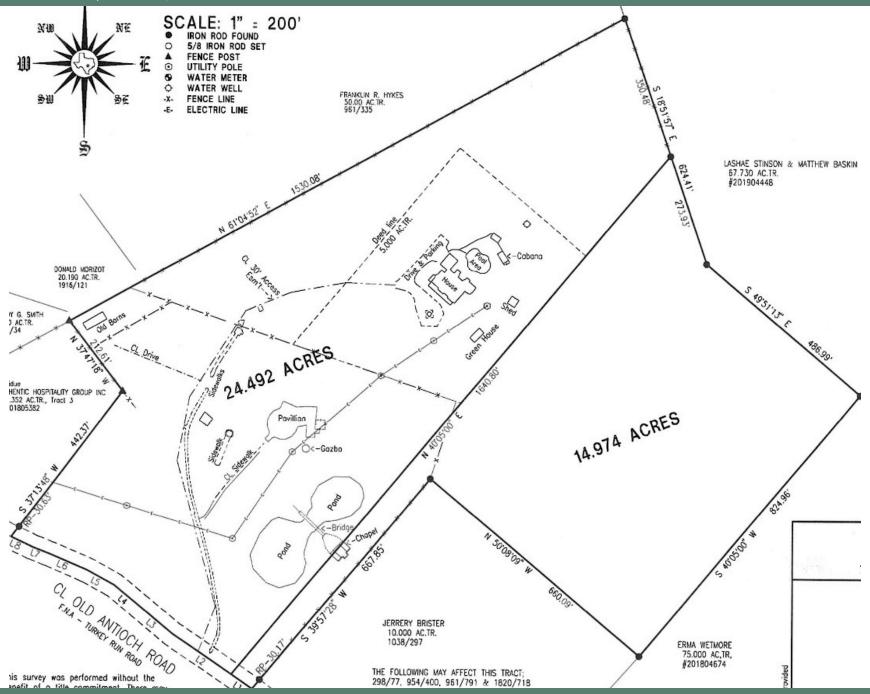




## SURVEY

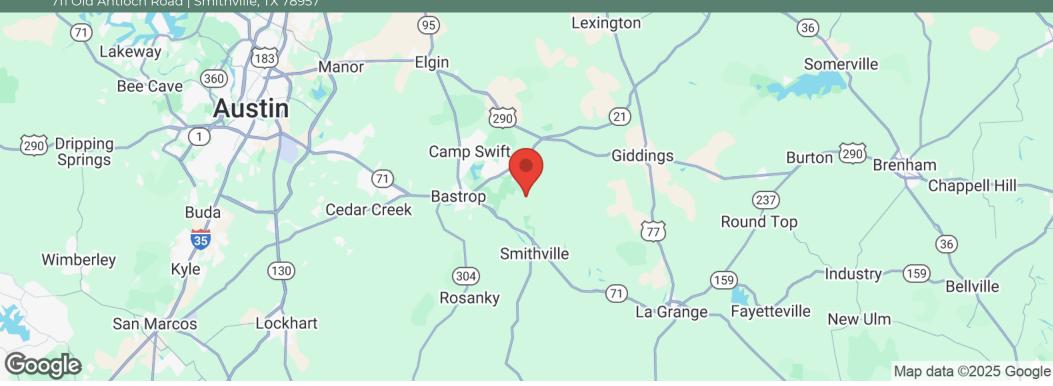
Rosebridge Estate

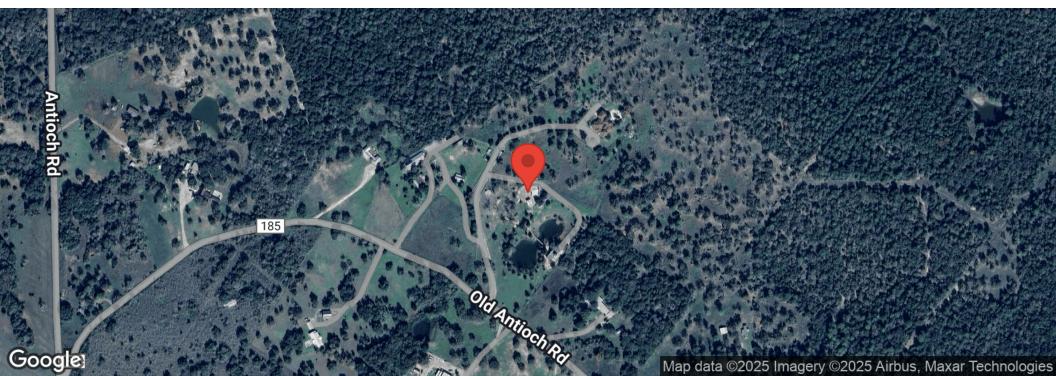
711 Old Antioch Road | Smithville, TX 78957





## **LOCATION MAPS**







## **Information About Brokerage Services**

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

**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:
  - 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.

| Phil Kubat  |                        | phil@transworldcre.com | (303) 981-1936 |
|---|------------------------|------------------------|----------------|
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.            | Email                  | Phone          |
| Designated Broker of Firm   | License No.            | Email                  | Phone          |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.            | Email                  | Phone          |
| Sales Agent/Associate's Name  | License No.            | Email                  | Phone          |
| Buyer/Tei   | <br>nant/Seller/Landlo | rd Initials Date       |                |