



4501 WILLOWICK DRIVE
Bryan, Texas 77802

**OLDHAM
GOODWIN** GROUP LLC
BROKERAGE | DEVELOPMENT | MANAGEMENT | INVESTMENTS
www.OldhamGoodwin.com



TREMENDOUS VIEWS & TRANQUIL SETTING



Oldham Goodwin is pleased to present 4501 Willowick Drive for your consideration. This incredible lot overlooks the 4th hole in the Brazos Valley's most exclusive community, Miramont Country Club. Originally platted as two separate lots, this 0.293 acre home site has been replatted, and is ready for your custom home. With a lot width of approximately 145' at the curb, this property offers tremendous flexibility of suitable floorplans and plenty of space.



Image Source: www.miramont.cc

CASUAL & ELEGANT LIVING



Anchored by the private Robert Trent Jones II golf course and magnificent 93,000 square foot clubhouse. Miramont's exclusive neighborhoods offer a country club lifestyle, an attractive combination of casual, but elegant living, and homes that are unmatched in Bryan, Texas. Miramont is located in Bryan/College Station, Texas, Home of Texas A&M University, and is centrally located in the Texas Triangle surrounded by four of America's major metropolitan cities, Austin, Dallas, Houston, and San Antonio.

4501 WILLOWICK DRIVE

BRYAN, TX 77802

- Sales Price: \$189,950
 - 0.293 AC
 - Situated in front of the 4th hole of the Robert Trent Jones II golf course, in the exclusive Miramont Country Club Community
 - Less than 600 feet from the Miramont Club House
 - Close proximity to Texas A&M University and Kyle Field
 - ~145 linear feet of frontage on Willowick Drive
 - Private setting on the cul-de-sac
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For more information, please contact:

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INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

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

If the broker represents the buyer

The broker becomes the buyer'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.

If the broker acts as an 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.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.