

REPUBLIC RANCHES LLC

Our Legacy is in the Land



38 La Buena Vida

Aransas County, Aransas Pass, TX

0.95 ± Acres | \$8,750,000 | Shown by Appointment Only



★ 11,000 Square Feet

★ Custom-Built Mediterranean Style

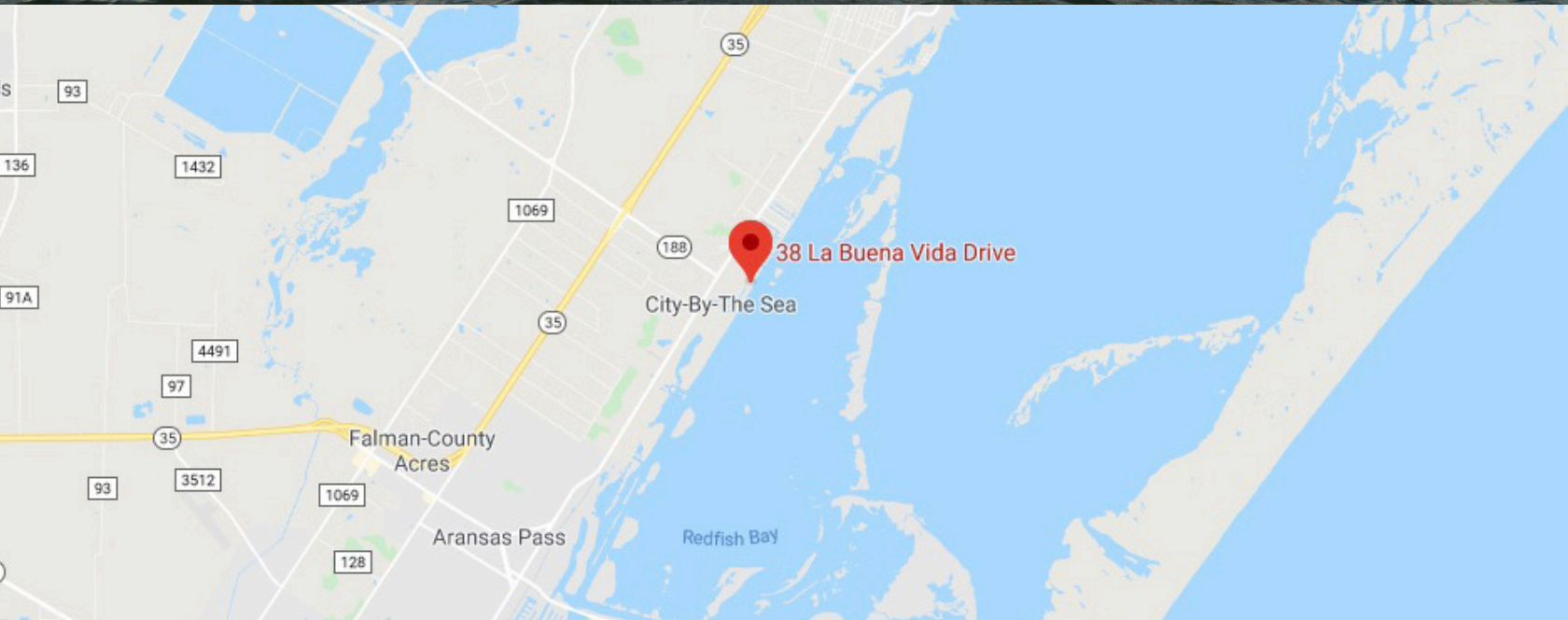
★ Built to Hurricane Specifications

★ Views of the Intracoastal Canal

★ Stone Imported from Syria

★ Outdoor Patio and Kitchen for Entertaining

LOCATION



An incredible coastal home, 38 La Buena Vida is filled to the brim with high-end finishes, decadent details and luxury around every turn. This 11,000-square-foot estate is one of the nicest homes on the Texas Coast. This custom-built Mediterranean style villa, built by local builder Al Johnson, took six years to complete with no expense spared. Entertain guests on the back patio complete with a covered pavilion, outdoor kitchen, pool and unobstructed views of the bay. Enjoy coastal life in this beautiful home.

IMPROVEMENTS



The gated private driveway welcomes you to huge metal and glass front doors of the villa. The home is a 5 bedroom/6 bathroom with lots of open living space. The custom winding staircase is the centerpiece of the home, wrapping around an 18 foot tall, \$80,000 chandelier. Large floor to ceiling windows offers beautiful views of the bay and Intracoastal Canal. The stone archways in the home were cut and imported from Syria. The kitchen has high end appliances, walk-in refrigerator and large wrap-around bar which opens up to the living area, making it the perfect spot for entertaining. There is a dumb waiter that delivers food and drinks to the upstairs outdoor patio and kitchen that can accommodate large numbers of guests for parties.

The owner hired Doug Salzman, owner of Dallas' Top Drawer Interiors to decorate and help design the home during construction. All of the woodwork, including the cabinetry, closet interiors, the piano and even the owner's fishing rod cabinet in a room dedicated to his favorite pastime, is mahogany. The home was built to Dade County, Florida hurricane specifications. To make it as storm proof as possible, the house sits on 101 piers that are sunk 41 feet deep. The house is 14.5 feet above sea level.







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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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