



OWNER FINANCING AVAILABLE!

2 HOMES: 1 HOUSE & 1 MOBILE ON 2 LOTS!

FOR SALE FOR \$76,890

36 & 38 E WHIPPOORWILL LANE

TRINITY, TX 75862



Great investment opportunity in the sought-after Westwood Shores subdivision in Trinity! This unique property features two homes situated on two lots, offering excellent potential for investment, weekend getaways, or multi-family use. The first home is a 3-bedroom, 2-bath residence with 1,218 SF and a 1-car carport. The second home is a 1,008 SF mobile home featuring 3 bedrooms, 1.5 baths, and its own 1-car carport. Both homes offer spacious decks and plenty of yard space to enjoy the outdoors. Utilities are provided through Entergy for electricity, with water and sewer services through Westwood Shores MUD. Residents of Westwood Shores enjoy an abundance of amenities, including a golf course, marina, swimming pool, tennis courts, restaurant, pro shop, and great fishing lakes. Whether you're looking for an income-producing property, a relaxing weekend retreat, or both, this property offers endless possibilities!

Additional Photos & Information on Page 2

Amenities List on Page 3

Offer Instructions on Page 4

CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



ADDITIONAL PHOTOS & INFO



38 E Whippoorwill:

- **\$47,990**
- 3 Bedroom, 2 Baths
- 1-Car Carport
- 1,218 SF
- Lot Size: 5,733 SF
- Solar Screens on Front/ Sides of Home
- French Doors inside
- Shed attached to home for extra storage space
- Front deck
- WB Fireplace with Tile - Living Room
- Tile backsplash in Kitchen & slate counter tops
- Composition shingle



36 E Whippoorwill:

- **\$28,900**
- 3 Bedroom, 1.5 Baths
- 1-Car Carport
- 1,008 SF
- Lot Size: 3,510 SF
- Solar Screens on Front & Sides of Home
- French Doors
- Partially covered front deck with storage shed
- Big Living Room
- Spacious Kitchen
- Metal Roof

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Amenities



19th Hole Bar & Grill



Access Control



Banquet Facilities



Country Club



Fitness Center



Golf Course



Inland/Interior Lakes



Marina & Boat Launch



Pro Shop Supplies



Swimming Pool



Tennis Courts



Pickle Ball Courts

OFFER INSTRUCTIONS



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Thank you for submitting an offer on our listing!
Below, you will find important information in order to complete your offer!
We look forward to doing business with you!

CONTRACT / TITLE INFORMATION

Preferred Title Company & Contact Information:

Christie Herrin – McKnight Title 3710 W Davis Street, Conroe, TX 77304	Phone: (936) 267-4122 Email: christieherrin@mcknighttitle.com
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Seller's Name:

AARON & RUTHIE EDWARDS

Earnest Money:

A minimum of 1% of the sales price is recommended.

Option Fee & Option Period:

An option fee of \$250.00 is preferred for a 10-day option period.

Prequalification Letter or Proof of Funds:

Please make sure to submit your client's prequalification letter or proof of funds along with the Contract Offer. If your client does not have their letter of prequalification or proof of funds, we will require their lender's contact information as verifiable proof that they are qualified to purchase the home/property.

Exclusions:

If there is an Exclusion List, please make sure your client signs it. Also, please make sure that all exclusions are to be listed on Page 1 of the Contract Offer.

Non-Realty Items:

If your client is asking for any Non-Realty items to stay with the home, please make sure to include a Non-Realty Items Addendum with your Contract Offer. Even if the items are not listed in MLS as staying, we will need that form from you.

LISTING AGENT & CONTACT INFORMATION

Listing Agent: Robert Graham
Arrowstar Realty
License Number: 466722
14500 Hasara Lane, Willis, TX 77378

Cell: (936) 672-2087
Email: robert@rgteamtx.com
Licensed Supervisor: Kevin Hasara
Broker License: 9005193

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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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
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
IABS 1-0 Date

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