

946 BURKE ROAD GUNTER, TEXAS 75058



Modern DESIGN

MADE FOR COMFORT
STYLED WITH ELEGANCE

FEATURES:

- 3 BEDROOMS/2.5 BATHROOMS
- COMPLETELY REMODELED
- 8.01 ACRES
- 4-CAR GARAGE

PRICE

\$1,100,000

BOOKING NOW
469.625.8321

WWW.946BURKE.COM



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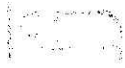
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946 BURKE RD

Gunter, TX 75058

\$1,100,000

Seller is Offering 3% to the Buyer's Agent!



3 Beds



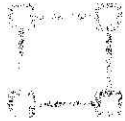
2 ½ Baths



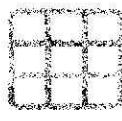
House



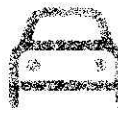
Ranch



1,801 sq ft



Lot 8.68 acres



4-car garage



Dedicated Storage
in Garage



Year Built: 2001



MLS: 21328066



Parcel:
000000135242



Property Tax:
\$14,613/year

946 BURKE RD

TIMELESS COUNTRY CHARM, DESIGNER THRILL: YOUR 8.69-ACRE MODERN RANCH DREAM IN GUNTER!

Welcome to this completely remodeled modern Ranch, where timeless country charm meets designer sophistication. Every detail has been thoughtfully crafted, from the engineered hardwoods flowing seamlessly through the main living areas and bedrooms, to the custom built-ins and sleek modern fixtures that elevate each space. The heart of the home is the gourmet kitchen, boasting an oversized waterfall island wrapped with quartz, high-end “Signature” appliances, gas range, farmhouse sink, and a built-in refrigerator that’s perfect for both everyday living and entertaining. Sitting on 8.69 acres of pristine, tree-lined rolling hills in the Gunter countryside, this property offers both serenity and adventure. A seasonal creek adds to the natural beauty, while a chicken coop, RV hook-up, and a dirt bike track around the perimeter provide unique lifestyle opportunities. The oversized four-car garage with eight-foot doors offers ample storage and a dedicated work area, making it as functional as it is spacious. Enjoy the peace of rural living without sacrificing convenience that’s within twenty minutes from shopping, entertainment, Highway 75, and Preston Road. Whether you’re savoring quiet mornings with breathtaking views, hosting family and friends in your lovely kitchen, or exploring your private outdoor playground, this property is a rare blend of luxury, comfort, and country living. Schedule your showing today!

PHOTOS

[Launch Slideshow Viewer](#) 

946 Burke Road, Gunter, Texas 75058

MLS#: 21328066 N Active

Property Type: Residential

946 Burke Road Gunter, TX 75058-4186

SubType: Single Family

LP: \$1,100,000

OLP: \$1,100,000

Recent: 07/10/2026 : NEW



Also For Lease: N

Lst \$/SqFt: \$610.77

Subdivision: NA

County: Grayson

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: 135242

Plan Dvlpn:

Lot: Block:

MultiPrcl: No MUD Dst: No

Legal: G-0497 HALL G H A-G0497, ACRES 8.68

Unexmpt Tx: \$15,220

PID:No

Spcl Tax Auth: No

Beds: 3

Tot Bth: 3

Liv Area: 1

Fireplc: 0

Full Bath: 2

Din Area: 1

Pool: No

Half Bath: 1

Adult Community: No

Smart Home App/Pwd: Yes

SqFt: 1,801/Assessor

Appraisr:

Hdcp Am: Yes

Garage: Yes/4

Yr Built: 2001/Assessor/Preowned

Horses?: Yes

Attch Gar: No

Lot Dimen:

Prop Attached: No

Carport: 0

Subdivide?: Yes

Acres: 8.680

Cov Prk: 4

HOA: None

Gar Size: 27x40

HOA Mgmt Email:

HOA Co:

Access Unit: No

HOA Website:

AccUnit SF:

Unit Type:

School Information

School Dist: Gunter ISD

Elementary: Gunter

Middle: Gunter

High: Gunter

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	16 x 14 / 1	Dual Sinks, Ensuite Bath, Garden Tub, Linen Closet, Separate Shower, Walk-in Closet(s)	Living Room	20 x 18 / 1	Built-in Cabinets, Ceiling Fan(s)
Bedroom	13 x 12 / 1		Bedroom	13 x 10 / 1	
Bath-Primary	10 x 8 / 1	Built-in Cabinets, Dual Sinks, Ensuite Bath, Garden Tub, Linen Closet, Natural Stone/Granite Type, Separate Shower	Bath-Full	8 x 5 / 1	Built-in Cabinets, Natural Stone/Granite Type
Bath-Half	8 x 4 / 1	Granite/Granite Type Countertop	Dining Room	12 x 11 / 1	
Utility Room	9 x 9 / 1	Built-in Cabinets, Separate Utility Room	Kitchen	18 x 9 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Farm Sink, Kitchen Island, Natural Stone/Granite Type

General Information

Housing Type:	Single Detached	Fireplace Type:	
Style of House:	Ranch	Flooring:	Engineered Wood
Lot Size/Acres:	5 to < 10 Acres	Levels:	1
Alarm/Security:	Carbon Monoxide Detector(s), Prewired, Security Smoke Detector(s)		Lights, Security Service, Security System, Security System Owned,
Soil:	Unknown	Type of Fence:	Fenced, Metal, Partial, Wire
Heating:	Central, Electric	Cooling:	Ceiling Fan(s), Central Air, Electric
Roof:	Composition, Shingle	Accessible Ft:	Accessible Bath - Full, Accessible Bedroom, Accessible Hallway(s), Accessible Kitchen
Construction:	Brick, Wood	Patio/Porch:	
Crops/Grasses:		Vegetation:	Brush, Cleared, Grassed, Partially Wooded, Wooded
Foundation:	Pillar/Post/Pier	Special Notes:	
Basement:	No	Listing Terms:	Cash, Conventional, VA Loan
Possession:	Closing/Funding, Negotiable		

Features

Appliances:	Built-in Refrigerator, Dishwasher, Gas Cooktop, Microwave, Oven-Convection, Plumbed For Gas in Kitchen, Refrigerator, Vented Exhaust Fan
Interior Feat:	Built-in Features, Cable TV Available, Chandelier, Decorative Lighting, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data
Exterior Feat:	Covered Patio/Porch, Fire Pit, Garden(s), Rain Gutters, Lighting, Private Yard, RV Hookup, Storage
Park/Garage:	Additional Parking, Concrete, Covered, Direct Access, Driveway, Enclosed, Garage, Garage Door Opener, Garage Double Door, Garage Faces Front, Kitchen Level, Lighted, Open, Other, Oversized, Parking Lot, Parking Pad, Paved, Private, RV Access/Parking, Side By Side, Storage, Workshop in Garage
Street/Utilities:	Aerobic Septic, Cable Available, City Water, Electricity Available, Electricity Connected, Gravel/Rock, Individual Water Meter, Outside City Limits, Phone Available, Private Road, Propane, Septic, Underground Utilities
Lot Description:	Acres, Brush, Cleared, Greenbelt, Landscaped, Lrg. Backyard Grass, Many Trees
Other Structures:	Garage(s), Kennel/Dog Run, Poultry Coop, Storage
Restrictions:	Animals, Deed, Development
Easements:	Other
Waterfront:	Creek
Dock Permitted:	
Other Equipment:	
Plat Wtrfn Bnd:	
Lake Pump:	No

Remarks

Property Description: Welcome to this completely remodeled modern Ranch, where timeless country charm meets designer sophistication. Every detail has been thoughtfully crafted, from the engineered hardwoods flowing seamlessly through the main living areas and bedrooms, to the custom built-ins and sleek modern fixtures that elevate each space. The heart of the home is the gourmet kitchen, boasting an oversized waterfall island wrapped with quartz, high-end "Signature" appliances, gas range, farmhouse sink, and a built-in refrigerator that's perfect for both everyday living and entertaining. Sitting on 8.69 acres of pristine, tree-lined rolling hills in the Gunter countryside, this property offers both serenity and adventure. A seasonal creek adds to the natural beauty, while a chicken coop, RV hook-up, and a dirt bike track around the perimeter provide unique lifestyle opportunities. The oversized four-car garage with eight-foot doors offers ample storage and a dedicated work area, making it as functional as it is spacious. Enjoy the peace of rural living without sacrificing convenience that's within twenty minutes from shopping, entertainment, Highway 75, and Preston Road. Whether you're savoring quiet mornings with breathtaking views, hosting family and friends in your lovely kitchen, or exploring your private outdoor playground, this property is a rare blend of luxury, comfort, and country living. Schedule your showing today!

Excludes: Washer, Dryer

Public Driving Directions: From Celina. Head N. on Preston. Right on County Line RD. Rt on 132. LF on 138. RT on Block RD. Follow 138 East. LF on Red Maple RD. RT on Burke RD. Driveway will be on the Right. GPS works Great!

Private Rmks: Call LA agent with any questions or to set up showings. Survey, disclosures, and T-47 are provided.

Financial Information

Loan Type: Treat As Clear **Bal:** **Payment:**
Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No
Seller Concessions:

Agent/Office Information

CDOM: 5 **DOM:** 5 **LD:** 07/10/2026 **XD:** 06/30/2027
List Type: Exclusive Right To Sell
List Off: [Real Broker, LLC \(REAY01\) 855-450-0442](#) **LO Fax:** 469-342-8113 **Brk Lic:** 9003138
LO Addr: 2626 Cole Avenue Dallas, Texas 75204 **LO Email:** support@therealbrokerage.com
List Agt: [Brandon Hays \(0760454\) 469-625-8321](#) **LA Cell:** 469-625-8321 **LA Fax:**
LA Email: Brandon@Texas-Agent.com **LA Othr:** 503-421-2224 **LA/LA2 Texting:** Yes/
LA Website: WWW.TOPEQUITYGROUP.COM **LO Sprvs:** Michael Yarrito (0491108) 855-450-0442
Off Web:
Pref Title Co: Lawyers Title - K. Berry **Location:** Frisco, TX 972-377-2158

Showing Information

Call: Showing Service, Agent **Appt:** (800) 257-1242 **Owner Name:** On Record
Keybox #: NA **Keybox Type:** Other **Seller Type:** Standard/Individual
Show Instr: 2 hour notice. Schedule through Brokerbay 800-257-1242 or call, or text, Listing Agent 469-625-8321. Please remove shoes or wear booties, if muddy or wet.
Show Allowed: Yes
Show Srvc: BrokerBay
Occupancy: Owner **Open House:**
Showing: Appointment Only, Occupied, Security System, Showing Service, See Remarks
Surveillance Devices Present: Audio, Video
Consent for Visitors to Record: Audio, Video

Prepared By: Brandon Hays Real Broker, LLC on 07/15/2026 15:53

Owner Information

Owner Name:	Katilus Briant Q	Owner Name 2:	Katilus Sydney
Mailing Address:	3701 N Loy Lake Rd	Tax Billing City & State:	Sherman Tx
Tax Billing Zip:	75090	Owner Occupied:	A

Location Information

Location City:	Gunter	School District:	Gunter ISD
School District Code:	Gunter ISD	MLS Area:	37
MLS Sub Area:	6	Census Tract:	001901
Carrier Route:	R001		

Estimated Value

RealAVM:	\$918,800	Estimated Value Range High:	\$1,016,100
Estimated Value Range Low:	\$821,500	Value As Of:	06/29/2026
Confidence Score:	93	Forecast Standard Deviation:	11

(1) RealAVM™ is a Computer derived value and should not be used in lieu of an appraisal.

(2) The Confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score ranges from 0-100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD ranges confidence in an AVM estimate and makes a consistent scale and measure to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical threshold certainty.

Tax Information

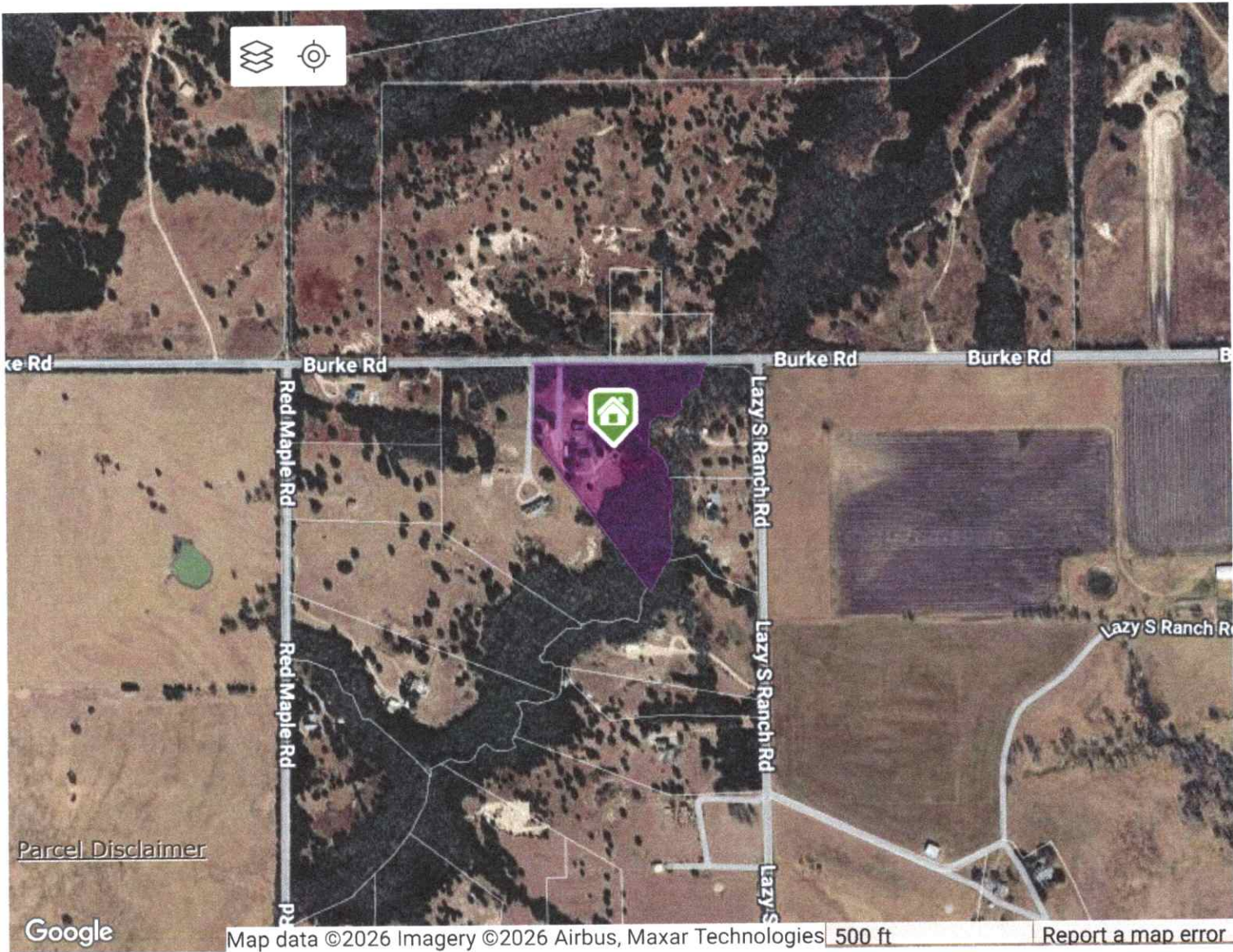
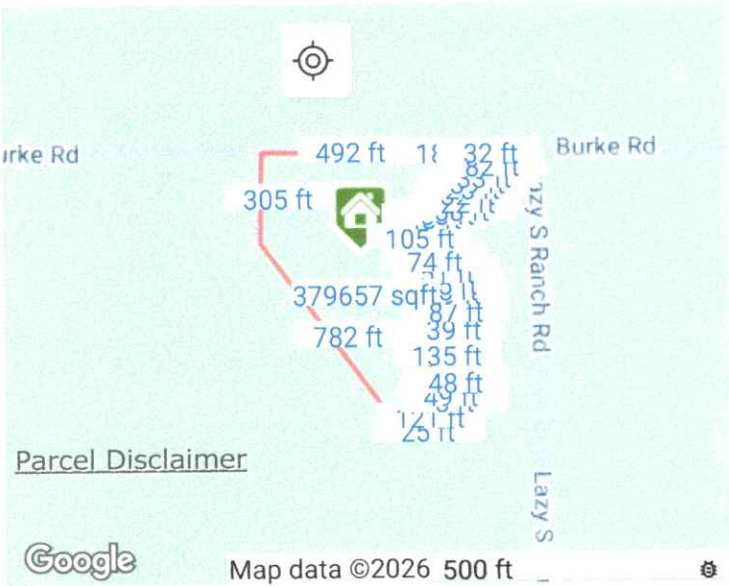
Tax ID:	135242	Alternate Tax ID:	309049700809
Parcel ID:	135242		
Legal Description:	G-0497 HALL G H A-G0497, ACRES 8.68		

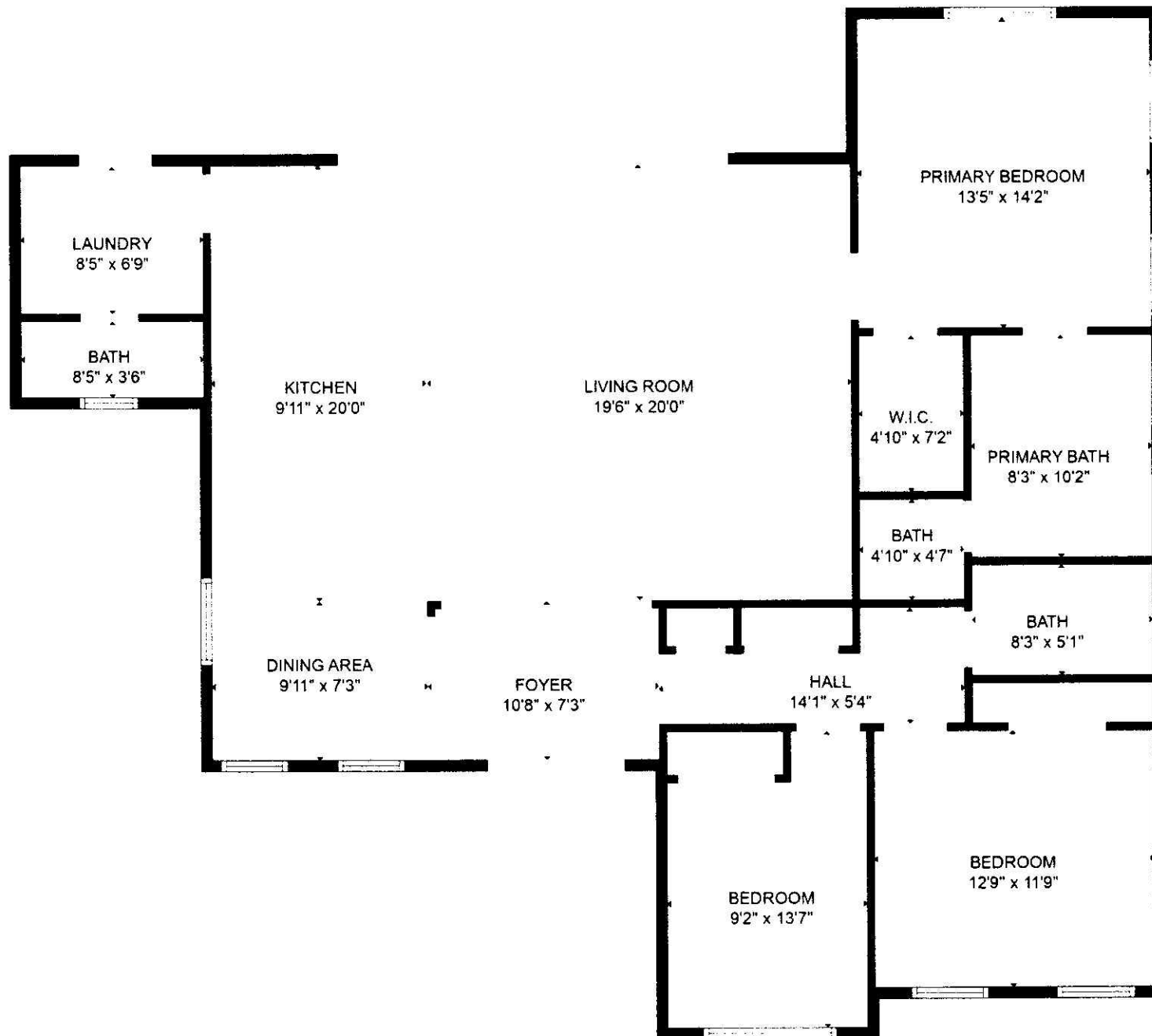
Assessment & Taxes

Assessment Year:	2025	2024	2023
Assessed Value - Total:	\$891,977	\$836,086	\$583,957
Assessed Value - Land:	\$711,011	\$652,458	
Assessed Value - Improved:	\$180,966	\$183,628	
YOY Assessed Change (\$):	\$55,891	\$252,129	
YOY Assessed Change (%):	7%	43%	

946 Burke Road, Gunter, Texas 75058

Parcel Map





AMENITIES

- ✓ Remodeled
- ✓ Custom Built-Ins
- ✓ Gourmet Kitchen
- ✓ Farmhouse Sink
- ✓ Seasonal Creek
- ✓ Dirt Bike Track
- ✓ Storage Space
- ✓ Ceiling Fans
- ✓ Garden Tub
- ✓ Fenced Yard
- ✓ Private Road Access
- ✓ Modern Single Level
- ✓ Quartz Countertops
- ✓ High-End Appliances
- ✓ Built-in Refrigerator
- ✓ Chicken Coop
- ✓ 4-Car Garage
- ✓ Rural Setting
- ✓ Walk-in Closet
- ✓ Separate Shower
- ✓ Brick and Wood Construction
- ✓ Natural Woodwork
- ✓ Engineered Hardwood Floors
- ✓ Waterfall Kitchen Island
- ✓ Gas Range
- ✓ Open Floorplan
- ✓ RV Hookup
- ✓ Workshop Area
- ✓ Country Views
- ✓ Dual Sinks
- ✓ Covered Porch
- ✓ Composition Shingle Roof

Briant and Sydney Katilus
946 Burke Rd Gunter, TX 75058

INVOICE

House remodel Quote
Katilus Family

May 15, 2023
30%-40%-30%
Balance Due: \$94,625.00

Item	Quantity	Rate	Amount
Demo Kitchen, Laundry, Living Room Wall, Built Ins, Bathrooms, Carpet and Vinyl Flooring	1	\$0.00	\$0.00
Install 29' Header with outside and center posts for New sliding doors (2)	1	\$0.00	\$0.00
Custom Cabinets in kitchen including hidden laundry room door	1	\$0.00	\$0.00
Frame in 1/2 bath in laundry room and reconfigure layout for both	1	\$0.00	\$0.00
Remove and replace Fireplace insert and paint fireplace brick	1	\$0.00	\$0.00
Remove and replace all windows with new black vinyl windows	1	\$0.00	\$0.00
Install new custom cabinets in both existing bathrooms	1	\$0.00	\$0.00
Reconfigure master bathroom layout for tub and shower and install new frameless glass wall	1	\$0.00	\$0.00
Remove and replace hot water heater	1	\$0.00	\$0.00
Remove and replace front door with door and satellite windows all in one	1	\$0.00	\$0.00
Reconfigure stairs for front step and back step	1	\$0.00	\$0.00
Back patio ceiling match to existing tongue and groove look where breakfast nook demo is	1	\$0.00	\$0.00
New granite counter tops throughout house (Homeowner choice)	1	\$0.00	\$0.00
New floor throughout the house (Homeowner choice)	1	\$0.00	\$0.00
New baseboards and trim throughout the house (Homeowner choice)	1	\$0.00	\$0.00
New paint throughout the house (Homeowner choice)	1	\$0.00	\$0.00
All new electrical fixtures, light switches, outlets and covers	1	\$0.00	\$0.00
All new interior doors (Homeowner choice)	1	\$0.00	\$0.00
	1	\$94,625.00	\$94,625.00

\$94,625.00

\$0.00

\$94,625.00

Quoted price is for items talked about during 1st walk thru. Any additional changes can result in change order price increase or decrease depending on change.

All plumbing will be done by licensed plumber as well as all electrical work done by a licensed electrician.



Payment receipt

You paid \$6,597.50

to Graystone Contracting, LLC on 10/14/2023

Invoice no.	2350
Invoice amount	\$6,597.50
Total	\$6,597.50

Status	Paid
Payment method	Credit Card
Authorization ID	MU0188708774

Thank you



Graystone Contracting, LLC

+1 4699745254

jaren@graystone-contracting.com
[5700 Tennyson Pkwy, Plano, TX 75024](#)

No additional transfer fees or taxes apply.

Intuit Payments Inc(IPI) process payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.



Specifications for Project

946 BURKE RD
SYDNEY KATILUS

Salesperson

Stefon Eustache

stefon.eustache@nfm.com

The Colony

(800) 336-9136



REMINDER:

To ensure a smooth project it is the responsibility of the homeowner / purchaser of appliances for this project to share all the attached specifications to ensure the cabinet provider, contractor, or any other tradesperson have all the information required to complete their work accurately.

Specifications are subject to change. If any tradesperson has questions regarding the attached specifications please contact our sales associate.

946 BURKE RD

SYDNEY KATILUS

SYDNEY KATILUS

946 BURKE RD

GUNTER TX 75058-4186



Contents

SKSFD3604P

Signature Kitchen Suite Refrigeration

36-inch Built-in French Door Refrigerator

SKSDW2401S

Signature Kitchen Suite Dishwasher

24-inch PowerSteam® Stainless Steel Dishwasher

Page no.

3-7

8-10

Nebraska Furniture Mart

nfm.com

Stefon Eustache

Luxury Appliance Sales

972-668-6575

Invoice **81917725**

Version 1.1

Sat, Aug 5, 2023

1:45 PM CDT



enterprise.steelcod.com/sp/nfm/8DR5T0RC

Note about page numbers:

Because the original manufacturer's documents are not altered in any way, the page numbers displayed on the page may not correspond to the page number within this package.

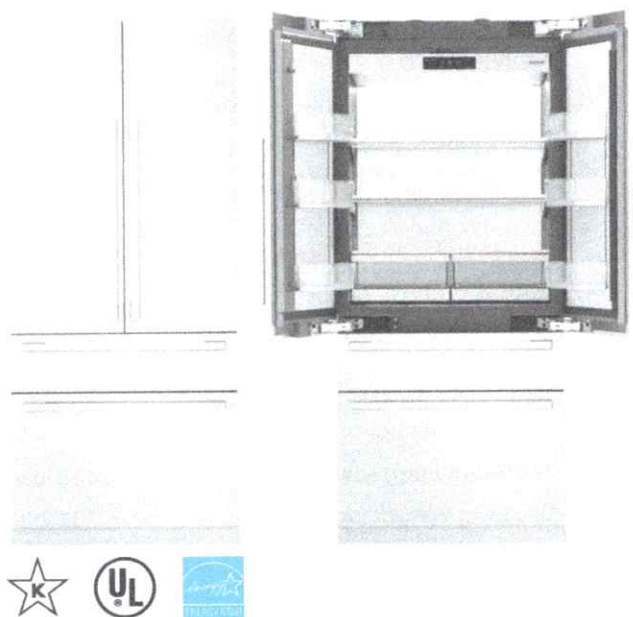
All specifications are intended for initial planning purposes only.

Manufacturers reserve the right to change specifications at any time without notice. Always consult the installation instructions found on the manufacturer's website or included with the appliances before installation.

SKSFD3604P

36-INCH BUILT-IN FRENCH DOOR REFRIGERATOR

SIGNATURE
KITCHEN SUITE



CONVERTIBLE DRAWER

The only built-in refrigerator with 5-mode convertible drawer. Select from five temperature zones: chilled wine, fridge deli, meats and seafood, cold drinks, or drop the temperature all the way down to make it a freezer.

DUAL COMPRESSORS FOR PRECISE PRESERVATION

Ingenious features like two Inverter Linear Compressors and metal interior help to minimize temperature fluctuations to within 1° F to maintain food freshness.

SEAMLESS KITCHEN DESIGN

While food stays perfectly preserved on the inside, the integrity of your kitchen's design lines is protected on the outside thanks to the convertible middle drawer's standard countertop height.

INTERNAL WATER DISPENSER

The internal water dispenser delivers cold, fresh, filtered water with a simple touch.

ECO FRIENDLY

Engineered to reduce environmental impact with HFC / HCFC free refrigerant, insulation and recyclable materials.

Style

Door Style	Panel Ready
Interior Cabinet Finish	Metal

Innovation

Wi-Fi-Enabled for ThinQ® Control with iPhone / Android App	Yes
Remote Operations	Yes
Dual Inverter Linear Compressors	Yes

Performance

Dual Evaporators	Yes
Ice Plus	Yes
Adaptive Defrost	Yes
Modes	

Sabbath, Ice Plus, Demo, Icemaker On / Off, Power On / Off, Temp Control, Water Filter Reset, Smart Diagnosis, WiFi, Smart Grid

Internal Water Dispenser	Yes
Water Filter (6 Months)	Yes

Capacity and Storage

Total Capacity (cu. ft.)	19.3
Refrigerator Capacity (cu. ft.)	13.6
Freezer Capacity (cu. ft.)	3.6
Convertible Drawer Capacity (cu. ft.)	2.1
Full-Extension Freezer Storage Drawer	Soft Close / Self Close
Full-Extension Convertible Drawer	Soft Close / Self Close
Convertible Drawer Modes	
Freezer (-6° to 8° F), Meat / Seafood (30° F), Cold Drinks (33° F), Fridge / Deli (37° F), Chilled Wine (41° F)	
Convertible Drawer Dividers	2

SKSFD3604P

36-INCH BUILT-IN FRENCH DOOR REFRIGERATOR

SIGNATURE
KITCHEN SUITE

Capacity and Storage (continued)

Storage Shelves	2 Adjustable w/LED Lighting, 1 Fixed
Lift and Go™ Crisper / Storage Drawers	2 Soft Close / Self Close
Aluminum Framed Lift and Go™ Door Bins with Removable Inserts (Holds 2-Liter Bottles)	6 Adjustable
Removable Ice Bucket Storage Volume	5.5 lbs.

General Features

Digital Controls w/White LED Display	Yes
Water Filter Indicator	Yes
Ice Production (24 Hrs.)	3.5 lbs.
Ice On / Off	Yes
Hidden LED Interior Lighting	Yes
Operating Temperatures	
Refrigerator: 33° to 46° F	
Middle Drawer: Convertible – 5 Preset Modes	
Freezer Drawer: -6° to 8° F	
Maximum Sound Level	39 dBA
Star-K Certified Sabbath Mode	Yes
ENERGY STAR® Certified	Yes

Installation Features

Four Point Front Adjustable with 8 Wheels	Yes
Attachment Method to Cabinetry	Top with No Visible Screws
Front Serviceable	Yes
Anti-tip Bracket Included	Yes

Technical Specs

Required Power Supply	115 V, 60 Hz, 15 Amp
Plug Type	3-Prong
Power Cord Length	86 1/2"

Dimensions and Weight

Overall Width (inches)	35 3/4"
Overall Height (inches)	83 1/2" Min. – 84 1/2" Max.
Overall Depth Without Panel or Handles (inches)	23 7/8"
Net Weight (approx.)	483 lbs.
Shipping Weight (approx.)	532 lbs.

Optional Accessories

Stainless Steel Panels / Handles / Toe Kick Kit	SKSPK360FS
Retrofit Frame Kit	SKSHK800CS
Brushed Aluminum Handle Medium – 31 11/16"	SKSHK310HS
Replacement Water Filter	LT1000P-S

Warranty Summary*

Limited Warranty, Parts & Labor	3 Years
Limited Warranty, Sealed System and Compressor, Parts & Labor	5 Years
Limited Warranty Compressor, Parts Only	10 Years

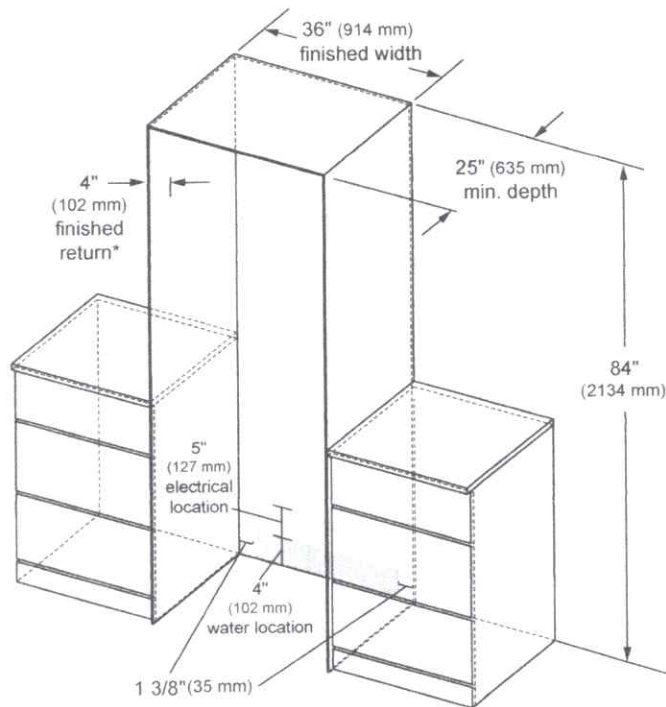
*This warranty gives you specific legal rights, and you may have other rights that vary from state to state. For complete warranty details, refer to your User & Care manual.

SKSFD3604P

36-INCH BUILT-IN FRENCH DOOR REFRIGERATOR

SIGNATURE
KITCHEN SUITE

CUTOUT DIMENSIONS – FLUSH INSTALLATION



*A minimum 4" (102 mm) finished return that matches the cabinet exterior is recommended on all sides and the top of the cutout opening. The shaded area will be visible after installation.

Notes

Refrigerator can be installed flush with 3/4" custom panel or optional stainless steel panel kit.

With a 25" (635 mm) cutout depth, the front face of the refrigerator fits flush with 25" (635 mm) depth adjacent cabinets.

Electrical

A 115V, 60Hz., 15 amp power supply is required. An individual properly grounded branch circuit or circuit breaker is recommended. Install a properly grounded 3-prong electrical receptacle recessed into the back wall. Electrical must be located on rear wall as shown.

Note: GFI (ground fault interrupter) is not recommended.

Water Line

A cold water supply is required for automatic icemaker operation. Water pressure must be between 20 and 120 p.s.i.

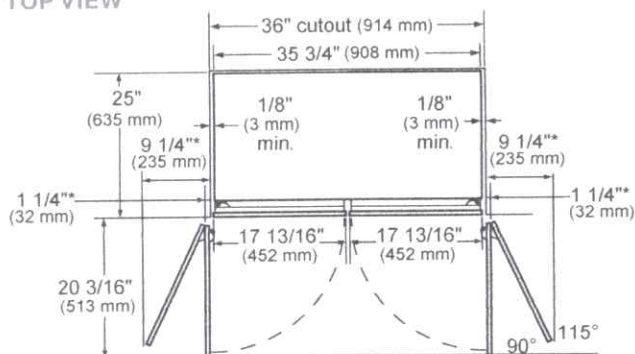
Tubing should be long enough to extend to the front of the refrigerator. Allow enough tubing to accommodate a bend leading into the water line connection.

Water line can enter an opening through floor or back wall.

Install a shut-off valve between the icemaker water valve and cold water supply in the home.

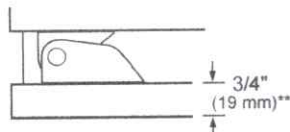
INSTALLATION CLEARANCES – FLUSH INSTALLATION

TOP VIEW



*Door handle must be added to this dimension.

**Varies depending on the thickness of the custom cabinet panel. 3/4" (19 mm) is relevant when using the Stainless Steel Door Panel Kit (optional accessory).



Notes

Door Swing Clearances – The installation must allow for clearances to adjacent walls or cabinets. This refrigerator is equipped with a 2-position door stop. The factory-set 115° door swing can be adjusted to 90° if clearance to adjacent cabinets or walls is restricted.

Door Handle Clearances – The Door Handle depth must be added to the dimension noted to determine the total clearances required from adjacent cabinets or walls. This clearance will vary depending on the custom handle used. When using the Stainless Steel Door Panel Kit w/ Handles or the Brushed Aluminum Handles (optional accessories), the door handle clearance with door open 115° is 12" (305 mm).

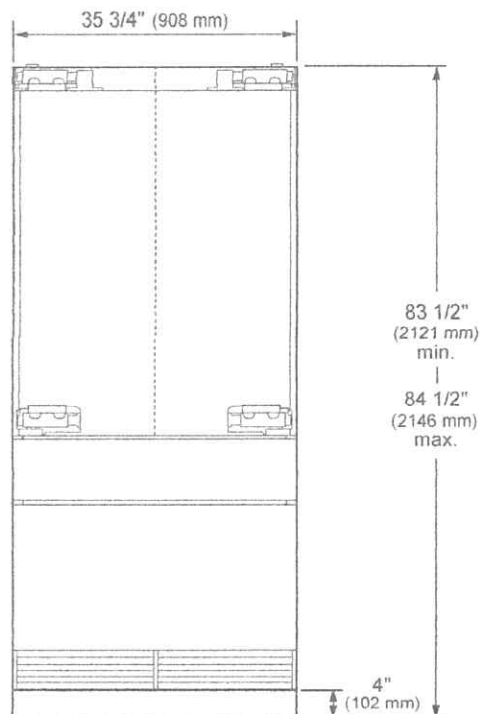
SKSFD3604P

36-INCH BUILT-IN FRENCH DOOR REFRIGERATOR

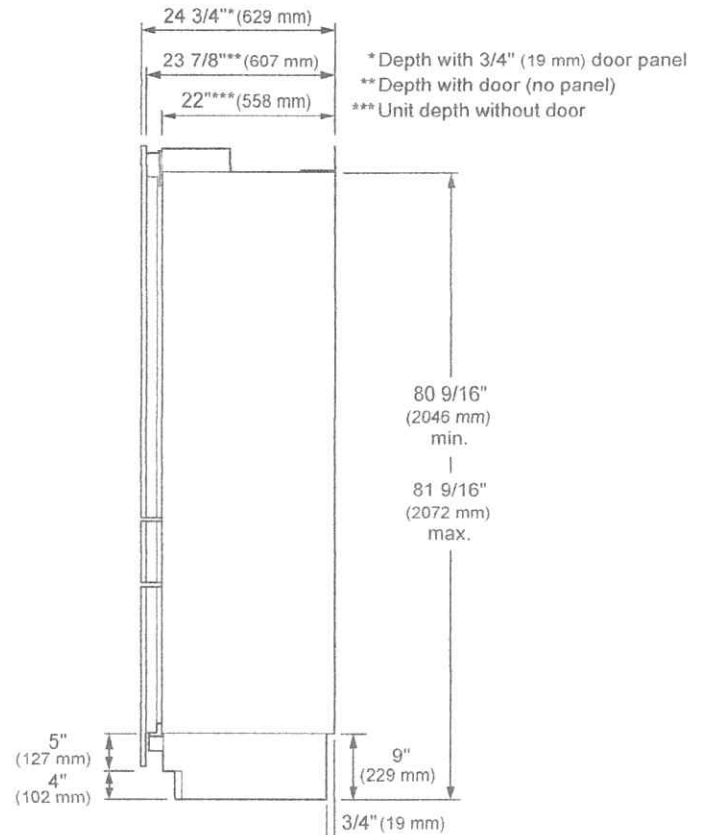
SIGNATURE
KITCHEN SUITE

OVERALL PRODUCT DIMENSIONS

FRONT VIEW



SIDE VIEW



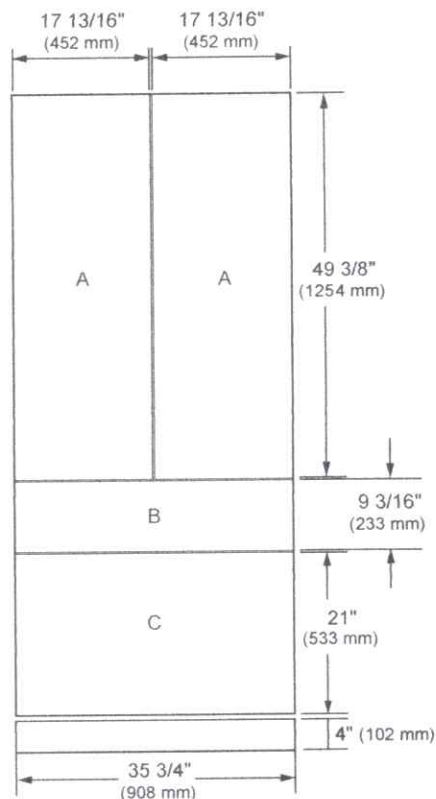
Refer to the Integrated Column Planning/Installation Guide for details on installing multiple columns, door swing dimensions, cabinet planning, retrofit installation and more.

SKSFD3604P

36-INCH BUILT-IN FRENCH DOOR REFRIGERATOR

SIGNATURE
KITCHEN SUITE

CUSTOM PANEL DIMENSIONS



Notes

These units are designed to be customized with decorative panels. Field-installed custom door panels or an optional Stainless Steel Panel Kit is required.

For Custom Panels: Use templates provided with units to pre-drill holes for mounting panel brackets (provided with unit). Adjustment screws and instructions also provided with units.

Maximum Panel Weight:

- A – Fresh food door panels: 33 lbs.
- B – Convertible drawer panel: 22 lbs.
- C – Freezer drawer panel: 33 lbs.

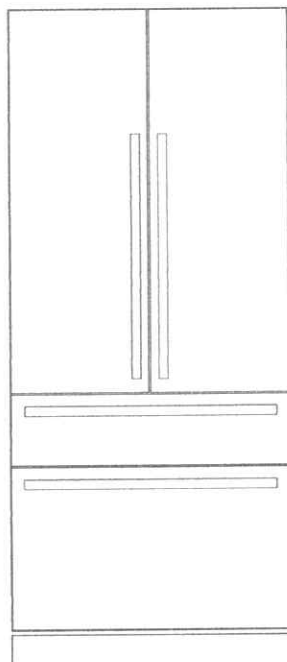
Design Tips

4" (102 mm) will be visible on the interior sides of the furniture return. It is recommended that both sides of each cutout panel be finished to match the cabinet exterior.

If using custom panels, a custom toe kick is required. The bottom of case is unfinished.

Door Handles: Handles are not included with the refrigerator. Custom handles are required for installation. Brushed Aluminum Handles are available as an optional accessory.

OPTIONAL ACCESSORIES



SKSPK360FS – Stainless Steel Panel Kit for 36-inch Built-in French Door Refrigerator

This refrigerator can be installed with an optional Stainless Steel Panel Kit. Kit includes two fresh food door panels, one convertible drawer panel, one freezer drawer panel, one toe kick and four handles.

Handles for Use With Custom Panels

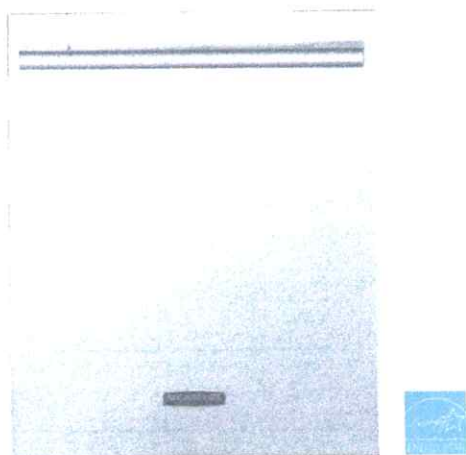
SKSHK310HS – 31 11/16" (805 mm) Medium Handle – Brushed Aluminum

SKSDW2401S

POWERSTEAM® STAINLESS STEEL

DISHWASHER

SIGNATURE
KITCHEN SUITE



POWERSTEAM® TECHNOLOGY

PowerSteam Technology offers maximum steam coverage for 60% less water spots,* resulting in the most sparkling clean dishes.

LODECIBEL™ QUIET OPERATION (40 dBA)

Signature Kitchen Suite dishwashers are among the quietest on the market, so you can enjoy a powerful clean—without disrupting your day.

LED INTERIOR LIGHTING

LED lighting illuminates the interior, while Signalight™ Cycle Indicator Lights let you know the status of the cycle.

EASY LOADING AND MAXIMUM FLEXIBILITY

The newly-enhanced EasyRack™ Plus system provides outstanding flexibility and convenience, adjusting to just about any load of dishes to help ensure optimal cleaning performance. The height adjustable 3rd rack provides more space and flexibility to fit virtually everything from flatware to espresso cups.

WI-FI ENABLED FOR SMART CONTROL

Monitor cycle status, get notifications when a cycle is completed, and download and use specialized dishwasher cycles—all from a mobile device using the Signature Kitchen Suite™ app.

Innovation

Wi-Fi Enabled for ThinQ® Control with iPhone / Android App	Yes
Remote Monitoring	Yes

Performance

PowerSteam® Technology	Yes
QuadWash™ System	Yes
Inverter Direct Drive™ Technology	Yes
LoDecibel™ Quiet Operation	40 dBA
Number of Spray Arms	3 (Top, Upper, Lower)
SenseClean™ Wash System	Yes
Vario Wash	Yes
Hidden Water Heater	Yes
3-Stage Filtration System	Yes
Hybrid Condensing Drying System	Yes

Features

Number of Wash Cycles	10 (Auto, Heavy, Delicate, Refresh, Normal, Turbo, Download Cycle, Machine Clean, Rinse, Express)
Number of Options	9 (Dual Zone, Half Load, Energy Saver, Steam, High Temp, Extra Dry, Delay Start, Control Lock, Night Dry)
End of Cycle Indicator	Beeper + END Indication on Display
Detergent and Rinse-Aid Dispenser	Yes
Tub Light	Yes

*Percentage water spot reduction compared to comparable non-steam dishwasher on delicate wash cycle. Results may vary by model. Results based on testing with non-steam dishwasher LDE7774ST as of Feb. 2018.

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1-855-790-6655 | www.signaturekitchensuite.com

SKSDW2401S

POWERTEAM® STAINLESS STEEL DISHWASHER

SIGNATURE

KITCHEN SUITE

Style and Design

Electronic Controls	Top Control
Signalight™ Cycle Indicator Lights	3
Time Remaining Indicator	LED
Tub Material	NeveRust™ Stainless Steel
Balanced Door	Yes

Capacity

Total Place Settings	15
EasyRack™ Plus System	Yes
Height-Adjustable 3rd Rack	Yes
Height Adjustable Upper Rack	Yes
Cutlery Baskets	Yes
Cup Rack	Yes
Stemware Holder	Yes
Fold Down Tines	Full Fold Upper / Lower
BPA-Free Nylon Coated Racks / Tines	Yes
Rack Handle	Upper / Lower
Glide Rail	Yes
Wheel Bearing	Yes

Technical Specs

ENERGY STAR® Qualified	Yes
Energy Use (kWh/Year)	269 kWh/Year
Water Use (Gallons/Cycle)	2.9
Required Power Supply	120 V, 60 Hz, 15 Amp
Inlet Water Temperature	120 °F min. - 149 °F max.
Water Pressure	20 – 80 psi

Dimensions and Weight

Overall Width (Inches)	23 3/4"
Overall Height (Inches)	33 5/8"-36"
Overall Depth (Inches)	24 5/8"
Depth with Door Closed with Handle	27 1/8"
Depth with Door Open	49 1/4"
Net Weight (approx.)	97 lbs.
Shipping Weight (approx.)	109 lbs.

Warranty Summary*

Limited Warranty, Parts & Labor	3 Years
Limited Warranty on Control Board, Rack Parts, and Stainless Steel Door Liner or Tub, Parts Only	5 Years
Limited Warranty on Direct Drive Motor, Parts Only	10 Years

*These warranties give you specific legal rights and you may have other rights that vary from state to state. For complete warranty details, refer to your Use & Care manual.

SKSDW2401S

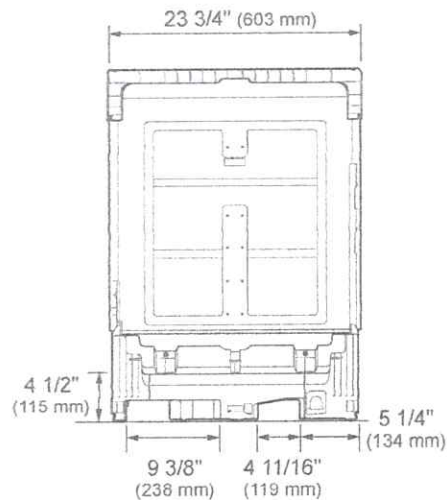
POWERTEAM® STAINLESS STEEL

DISHWASHER

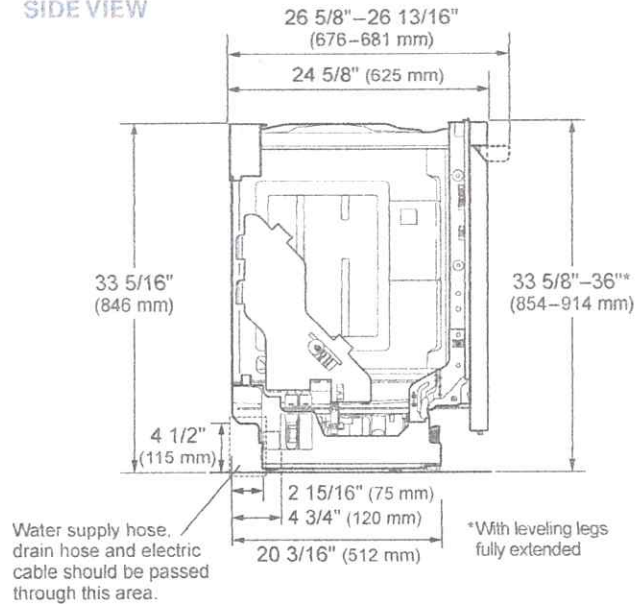
SIGNATURE
KITCHEN SUITE

OVERALL PRODUCT DIMENSIONS

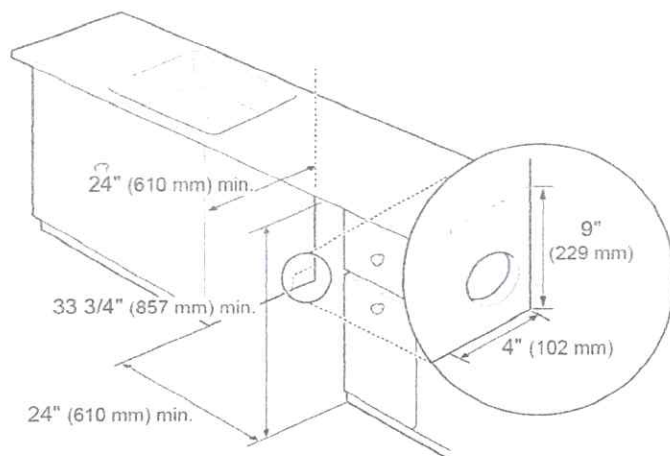
BACK VIEW



SIDE VIEW



INSTALLATION CLEARANCES



Notes

This dishwasher is designed to fit a standard dishwasher opening. An opening may be needed on both sides to route plumbing and electrical connections. See marked areas above for water and electrical clearances in base of dishwasher.

To ensure proper drainage, install the dishwasher no more than 12 ft. (3.65 m) from the sink.

Electrical connection should be in an accessible location adjacent to and not behind the dishwasher and within 4 ft. (1.2 m) of the dishwasher's side.

SKSDR360SIS

36-INCH DUAL-FUEL PRO RANGE WITH SOUS VIDE AND INDUCTION

SIGNATURE
KITCHEN SUITE



BUILT-IN SOUS VIDE

The industry's first built-in sous vide delivering the ultimate in precision cooking, right on the cooktop. Get professional-style results every time and capture the full, true flavor of foods.

POWER-UP OR SIMMER DOWN

Ultra-High Burner delivers 18K BTUs of pure cooking power for better searing and quick stir frying. Ultra-Low Burner simmers down to maintain temperatures as low as 100° to prepare delicate sauces and sugary confections.

TWO-ZONE INDUCTION

When the recipe calls for instant temperatures and precision control, two induction zones meet the culinary need. The zones can be combined for use with a griddle, Teppanyaki plate or large cookware.

LARGEST CAPACITY STEAM-COMBI CONVECTION OVEN

Spacious 6.3 cu. ft. capacity oven combines steam and convection cooking for gourmet results. The convection system cooks food quickly and evenly while steam helps to preserve texture, appearance and taste.

SPEEDCLEAN®

Makes fast work of cleaning a lightly-soiled oven with just a ten minute cycle, using only water.

Innovation

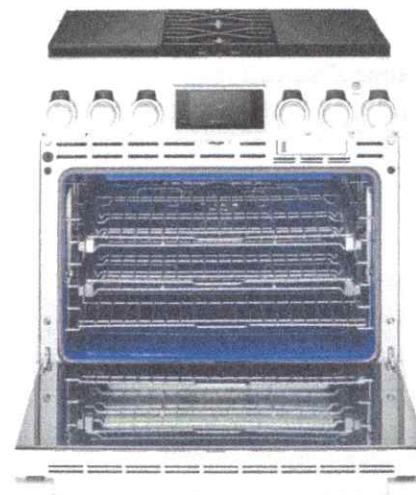
Wi-Fi-Enabled for ThinQ® Control with iPhone / Android App	Yes
Remote Operations	Yes
Sous Vide Cooking	Yes

Cooktop Features

Number of Burners / Elements	
Sous Vide + 2 Burners + 2 Zone Induction	
Continuous Grates	1
Wok Convertible Grate (On Front Burners)	Yes
Heating Element "ON" Indicator Light	Yes
LED Power Level Display	Yes

Cooktop Performance

Simmer – Max. BTU/h (NG)	
Rear	310 – 15,000
Front	650 – 18,000
Induction Cooktop (W)	
Front (Level 9 / Boost)	2,000 / 3,650
Rear (Level 9 / Boost)	2,000 / 3,650
Flex (Boost)	3,650
Sous Vide Module	800W



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SKSDR360SIS

36-INCH DUAL-FUEL PRO RANGE WITH SOUS VIDE AND INDUCTION

SIGNATURE
KITCHEN SUITE

Oven Features & Performance

Oven Type	
Steam-Combi Convection Oven	
Oven Capacity (cu. ft.)	6.3
Special Cooking & Steam Modes	
ProHeat™ Bake, ProHeat™ Convection Bake, ProHeat™ Convection Roast, Broil, RapidHeat Roast+, Auto Cook, Steam-Combi, Gourmet Steam, Warm, Proof, My Recipe	
Convection System	ProHeat™
Convection Element	2,500 W
Convection Conversion	Yes
Broil Element	4,200 W
Bake Element	2,500 W
Steam Element	720 W
Oven Racks	2 Gliding, 1 Heavy Duty
Oven Meat Probe	Yes
Self Cleaning	Yes
Variable Time Self Cleaning (3-4-5 hrs.)	Yes
Speed Cleaning	Yes
Automatic Shut-Off (After 12 hrs.)	Yes
Star-K Certified Sabbath Mode	Yes
Interior Oven Light (Auto & Manual)	Yes

Controls

Touch Oven Controls with LCD Display	Yes
Knob Cooktop Controls w/LED Display	Yes
Electronic Clock & Timer	Yes
Control Lock (Oven Functions Only)	Yes
Delay Start Time	Yes
Mood Light	Yes
Preheat Alarm Light	On / Off
Audible Preheat Signal	Yes
Cooking Complete Reminder	Yes
Temperature Display (F or C)	Yes
Language Options	English, Spanish, French

Cooktop / General Features

Scaled Gas Burners (Brass)	Yes
Surface Material	Black Porcelain
Stainless Steel Side Panels	Yes
Door Lock	Yes

Technical Specs

Energy Source	Natural Gas and Electric
Alternative Energy Source	LP Gas and Electric
LP Conversion Kit Included	Yes
KW Rating at 240V	9.8 kW
Required Power Supply	240 / 208V, 60 Hz, 50 Amp

Dimensions and Weight

Overall Width (inches)	35 7/8
Overall Height Including Grates (inches)	36 11/16 to 38 1/8
Overall Depth Including Door (inches)	26 3/4
Overall Depth Including Handle (inches)	29 5/16
Size of Water Tank	1 Liter
Net Weight (approx.)	392 lbs.
Shipping Weight (approx.)	589 lbs.

Accessories

Included Accessories	
Broiler Pan, Steam Pan, 2 Gliding Racks, Heavy Duty Rack, Meat Probe, Cleaning Pad, Sous Vide Bath, Sous Vide Rack, Spray Bottle	

Warranty Summary*

Limited Warranty, Parts & Labor	3 Years
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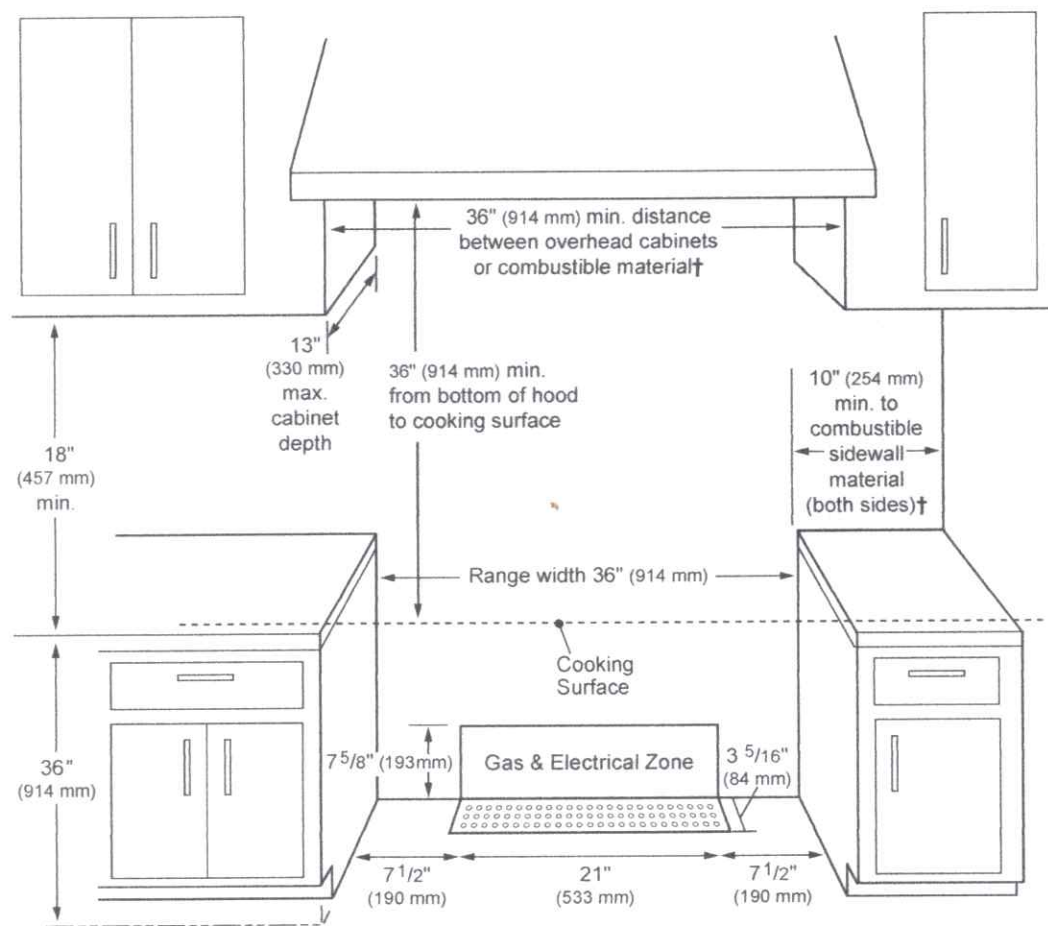
*These warranties cover your specific legal rights and your purchase of this product that vary from state to state. For complete warranty details, refer to your Use & Care manual.

SKSDR360SIS

36-INCH DUAL-FUEL PRO RANGE WITH SOUS VIDE AND INDUCTION

SIGNATURE
KITCHEN SUITE

CUTOUT DIMENSIONS



† as defined in the "National Fuel Gas Code" (ANSI Z223.1, Current Edition). Clearances from non-combustible materials are not part of the ANSI Z21.1 scope and are not certified by CSA. Clearances of less than 12" (305 mm) must be approved by the local codes and/or by the local authority having jurisdiction.

Electrical and Gas Specifications

Dual-Fuel Ranges are designed to be connected to a 240 / 208V, 60Hz., 4-wire, single-phase power supply. An individual properly grounded 50 Amp circuit breaker is required. Electrical and gas hookups must be located on the rear wall/floor as shown.

Natural Gas or LP

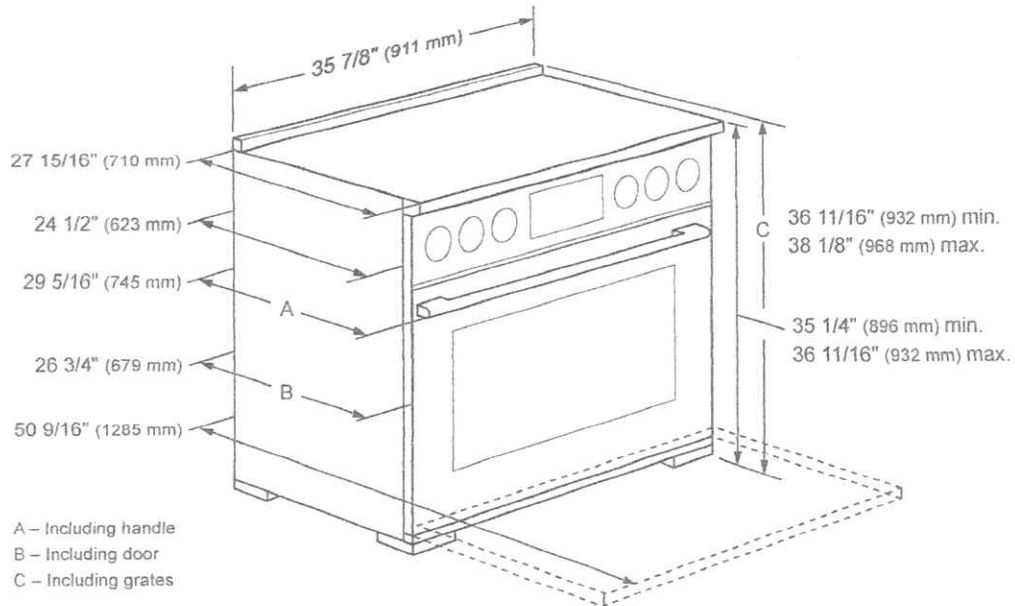
Dual-Fuel Ranges are shipped by the factory to operate on natural gas. If the location / job site requires conversion from natural gas to propane (LP), utilize the included LP kit. Conversion must be done by a qualified installer or service technician.

SKSDR360SIS

36-INCH DUAL-FUEL PRO RANGE WITH SOUS VIDE AND INDUCTION

SIGNATURE
KITCHEN SUITE

OVERALL PRODUCT DIMENSIONS



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 09/15/2025

GF No. _____

Name of Affiant(s): Briant Q. Katilus, Sydney Katilus

Address of Affiant: 946 Burke RD., Gunter, TX 75058

Description of Property: G-0497 HALL G H A-G0497, ACRE S 8.68

County Grayson, Texas

Date of Survey: 03/22/2023

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Added 1/2 bathroom to already existing
1,900 Sft.

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct.

Signed:

Affiant

I declare under penalty of perjury that the foregoing is true and correct.

Signed:

Affiant

SWORN AND SUBSCRIBED this 15th day of September, 2025

Notary Public



946 Burke Road, Gunter, Texas 75058

Flood Map

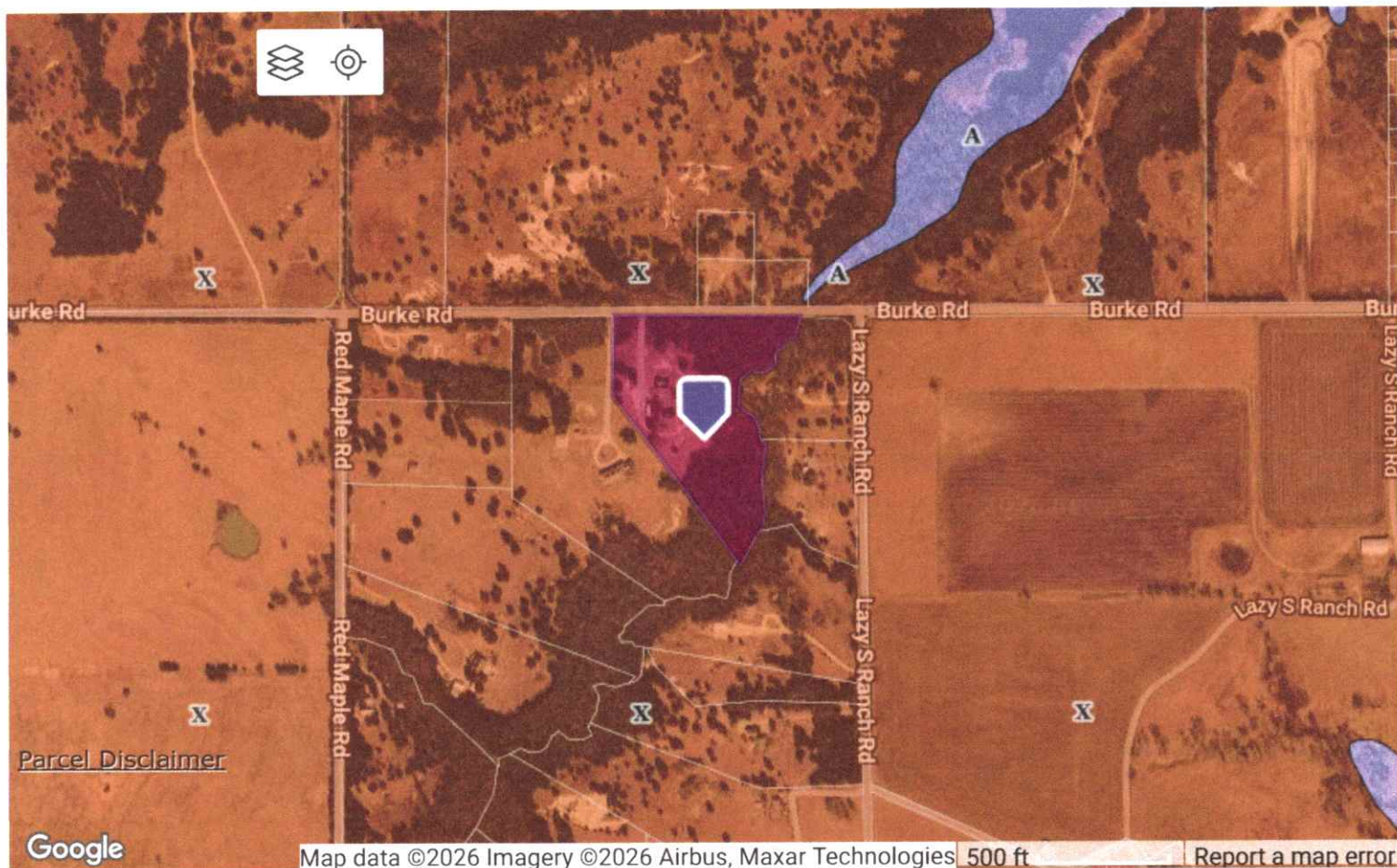
Flood Zone Code: X

Flood Zone Date: 09/29/2010

Flood Zone Panel: 48181C0525F

Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

Special Flood Hazard Area (SFH) Out



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

MULTIPLE BUILDING PROPERTY SUMMARY

TAX INFORMATION

Tax ID	135242	Exemption(s)
Alternate Tax ID	309049700809	Lot
Parcel ID	135242	Block
% Improved	20%	
Legal Description	G-0497 HALL G H A-G0497, ACRE S 8.68	

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$891,977	\$836,086	\$583,957
Assessed Value - Land	\$711,011	\$652,458	
Assessed Value - Improved	\$180,966	\$183,628	
YOY Assessed Change (\$)	\$55,891	\$252,129	
YOY Assessed Change (%)	6.68%	43.18%	
Market Value - Total	\$891,977	\$836,086	\$989,149
Market Value - Land	\$711,011	\$652,458	\$804,115
Market Value - Improved	\$180,966	\$183,628	\$185,034
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$11,064		
2024	\$14,266	\$3,202	28.94%
2025	\$14,613	\$347	2.43%

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Grayson County	\$2,721.42	Actual	.3051
Grayson Co. Jr. Colleg	\$1,302.11	Actual	.14598
Gunter ISD	\$10,589.55	Actual	1.1872
Total Estimated Tax Rate			1.6383

CHARACTERISTICS

Land Use - Corelogic	Residential (NEC)	Sewer	
Land Use - State	Non-Qual Rur Ld-Ranch/Res Imp	Cooling Type	
Land Use - County		Heat Type	
Building Type	Residential	Heat Fuel Type	
Estimated Lot Acres	8.68	Porch	Open Porch
Estimated Lot Sq Ft	378,101	Porch 1 Area	447
Lot Frontage		Garage Type	
Lot Depth		Garage Capacity	MLS: 4
Building Sq Ft	1,801	Garage Sq Ft	
Total Building Sq Ft	1,801	Roof Type	
Stories	MLS: 1	Roof Material	
Total Units		Roof Shape	
# of Buildings	2	Foundation	
Total Rooms		Construction	
Other Rooms		Interior	
Bedrooms	MLS: 3	Exterior	
Total Baths	MLS: 3	Floor Cover	
MLS Total Baths	3	Pool	
Full Baths	MLS: 2	Pool Size	
Half Baths	MLS: 1	Year Built	2001
Fireplaces		Effective Year Built	2002
Water		Condition	

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Living Area	S	1,801	2001	\$185,248

Open Porches - Floor Roo	S	447	2001	\$13,792
Open Porches - Floor Roo	S	262	2001	\$8,084

Building Description

Building Size

BUILDING 1 OF 2

CHARACTERISTICS

Land Use - Corelogic	Residential (NEC)	Sewer	
Land Use - State	Non-Qual Rur Ld-Ranch/Res Imp	Cooling Type	
Land Use - County		Heat Type	
Building Type	Residential	Heat Fuel Type	
Estimated Lot Acres	8.68	Porch	Open Porch
Estimated Lot Sq Ft	378,101	Porch 1 Area	447
Lot Frontage		Garage Type	
Lot Depth		Garage Capacity	
Building Sq Ft	1,801	Garage Sq Ft	
Total Building Sq Ft	1,801	Roof Type	
Stories		Roof Material	
Total Units		Roof Shape	
# of Buildings		Foundation	
Total Rooms		Construction	
Other Rooms		Interior	
Bedrooms		Exterior	
Total Baths		Floor Cover	
MLS Total Baths		Pool	
Full Baths		Pool Size	
Half Baths		Year Built	2001
Fireplaces		Effective Year Built	2002
Water		Condition	

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Living Area	S	1,801	2001	\$185,248
Open Porches - Floor Roo	S	447	2001	\$13,792
Open Porches - Floor Roo	S	262	2001	\$8,084

Building Description

Building Size

BUILDING 2 OF 2

CHARACTERISTICS

Land Use - Corelogic	Residential (NEC)	Sewer	
Land Use - State	Non-Qual Rur Ld-Ranch/Res Imp	Cooling Type	
Land Use - County		Heat Type	
Building Type	Residential	Heat Fuel Type	
Estimated Lot Acres	8.68	Porch	
Estimated Lot Sq Ft	378,101	Porch 1 Area	
Lot Frontage		Garage Type	
Lot Depth		Garage Capacity	
Building Sq Ft		Garage Sq Ft	
Total Building Sq Ft	1,801	Roof Type	
Stories		Roof Material	
Total Units		Roof Shape	
# of Buildings		Foundation	
Total Rooms		Construction	
Other Rooms		Interior	
Bedrooms		Exterior	
Total Baths		Floor Cover	
MLS Total Baths		Pool	
Full Baths		Pool Size	
Half Baths		Year Built	
Fireplaces		Effective Year Built	
Water		Condition	

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Outbuilding	S	1,080	2000	\$8,312
Building Description		Building Size		



946 Burke Rd
Gunter, TX 75058



Brandon Hays
Real Estate Agent/Consultant
Texas Real Estate License #0760454
 Mobile (469) 625-8321
 (855) 450-0442
 Brandon@TopEquityGroup.com
 www.TopEquityGroup.com



Top Equity Group @ Real Broker
2626 Cole Ave #300
Dallas, TX 75204



●

Active / For Sale • Active: 7/10/2026

List Price

\$999,900

Active Date 7/10/2026 Listing ID 21328066

CMA Value

\$1,099,900

CMA Range

\$1,000K\$1.2M

Last Edited 7/15/2026 Price per Sq Ft \$611

Property Information

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	–
Property Subtype	Rural/Agricultural Residence	Single Family Residence	–
Bedrooms	–	3	3
Total Baths	–	3	2
Full Baths	–	2	–
Partial Baths	–	1	–

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in information contained in this report

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Living Area (sq ft)	1,801	1,801	–
Building Area (sq ft)	1,801	1,801	–
Lot Size	8.68 acres	8.68 acres	–
Lot Dimensions	8.680 AC	–	–
Basement (sq ft)	–	–	1,200
Garage	–	–	Yes
Garage (spaces)	0	4	4
Year Built	2001	2001	–
Style	–	Single Detached	–
Roofing	–	Composition, Shingle	–
Heating	–	Central, Electric	–
Cooling	–	Ceiling Fans, Central Air, Electric	–
Foundation	–	Pillar/Post/Pier	–
Construction	–	Brick, Wood	–
Number of Units	0	–	–

Interior Features

LISTING			
Appliance	Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Convection Oven, Plumbed For Gas In Kitchen, Refrigerator, Vent Fan	Cooling	Ceiling Fans, Central Air, Electric
Heating	Central, Electric	Pet	One
General	Built-In, Cable Tv, Chandelier, Decorator Lighting, Eat-In Kitchen, Media Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Natural Woodwork, Open Floor Plan , Pantry, Walk-In Closet, Wired For Data		

Interior Features

ROOM DETAILS			
Primary Bedroom	16 x 14, Level 1	Bedroom	13 x 12, Level 1
Bedroom	13 x 10, Level 1	Bath	10 x 8, Level 1
Utility Room	9 x 9, Level 1	Dining Room	12 x 11, Level 1
Living Room	20 x 18, Level 1	Kitchen	18 x 9, Level 1
PUBLIC			

Porch - Open	262 sq ft, 447 sq ft
--------------	----------------------

Exterior Features

LISTING			
Construction	Brick, Wood	Fence	Fenced, Metal, Partial, Wire Fencing
Foundation	Pillar/Post/Pier	Roof	Composition, Shingle
Security	Carbon Monoxide Detector(S), Security Lights, Security Service, Security System, Security System-Owned, Smoke Detector	Style Features	Single Detached
Water Front	Creek	Parking	Additional Parking, Concrete, Covered, Direct Access, Driveway, Enclosed, Garage, Garage Door Opener, Garage Faces Front, Kitchen Level Entry, Lighted, Open
Parking Spaces	4	Utilities	Aerobic Septic, Cable Available, City Water, Electric - Available, Electricity Connected, Rock/Gravel, Individual Water Meter, Outside City Limits, Phone Available, Private Road, Propane, Septic
General	Fire Pit, Garden, Rain Gutters, Lighting, Private Yard, Rv Hook-Ups, Storage	Lot Size Features	Acreage, Brush Lot, Cleared , Greenbelt, Landscaped, Lrg. Backyard Grass, Many Trees
Lot Size Range	5 to < 10 Acres		

Exterior Features

PUBLIC			
Lot Size - Square Feet	378,101 sq ft	Lot Size - Acres	8.68 acres
Neighborhood Code	GURUR3	Current Use	Single Family
Effective Year Built	2002	Utility Bldg.	1080

Homeowner Association

AssociationNo

Legal Description

Parcel Number	309 049700809	Tax ID	135242
County	Grayson County	City/Municipality/Township	UNINCORPORATED
Census Tract	481810019.012113	Carrier Route	R001
Abbreviated Description	CITY/MUNI/TWP:UNINCORPORATED G-0497 HALL G H A-G0497, ACRES 8.68 MAP REF:MAP 309	Current Use	Single Family

Owner Facts

Owner Name (Public)	BRIANT Q. KATILUS	Owner Name 2 (Public)	SYDNEY KATLIUS
Owner Name (Listing)	BRIANT KATILUS, SYDNEY KATLIUS	Time Owned	0-5 Yrs
Mailing Address	3701 N Loy Lake Rd APT 114 Sherman TX 75090-2536	Vesting	Et ux (and wife)

Location Details

Directions to Property	From Celina. Head N. on Preston. Right on County Line RD. Rt on 132. LF on 138. RT on Block RD. Follow 138 East. LF on Red Maple RD. RT on Burke RD. Driveway will be on the Right. GPS works Great!	Subdivision	NA
Flood Zone	X (unshaded)		

Market Trends

Market Trends for Gunter, TX 75058

Single Family Residence

July 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
11.63	96.7%	73	\$390,000
↑ 14.81% MoM	↓ 1.65% MoM	↑ 35.19% MoM	↓ 51.52% MoM

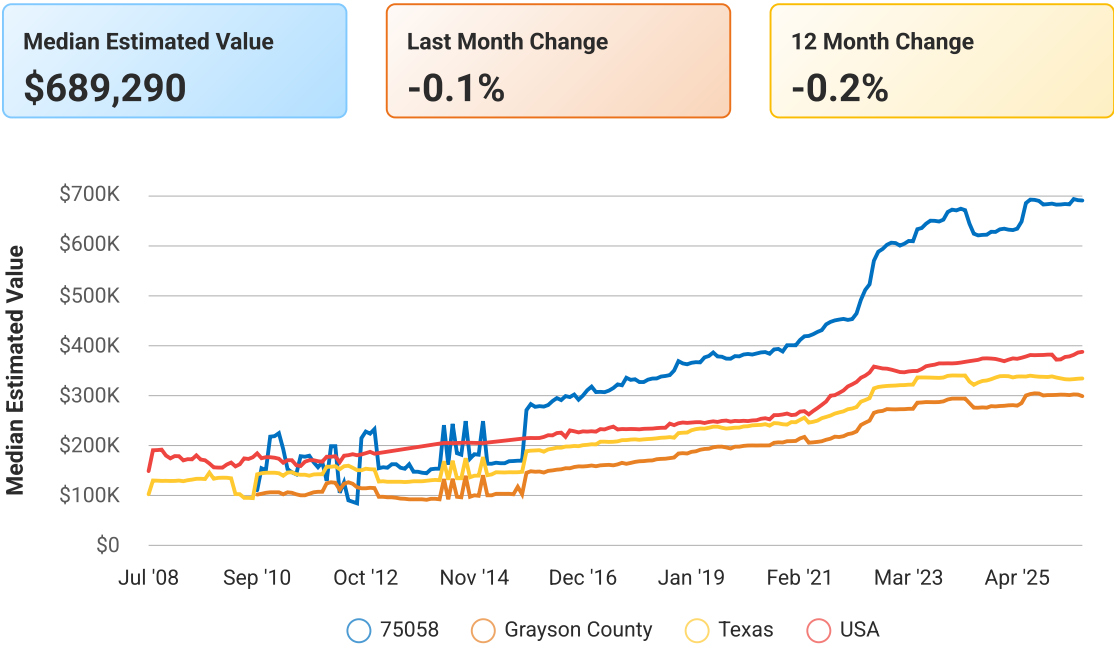
July 2026 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



July 2026 Active Listings

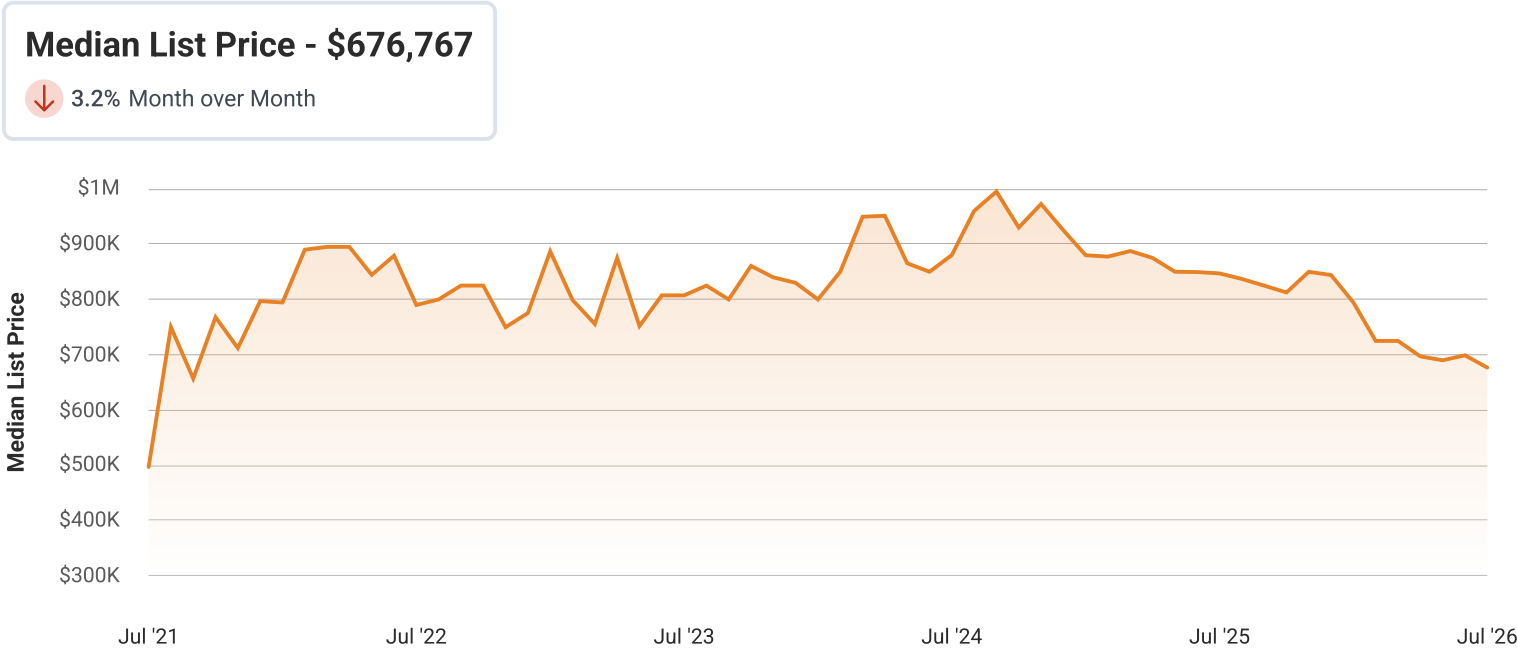
Gunter, TX 75058

Single Family Residence

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly





July 2026 Sold Listings

Gunter, TX 75058

Single Family Residence

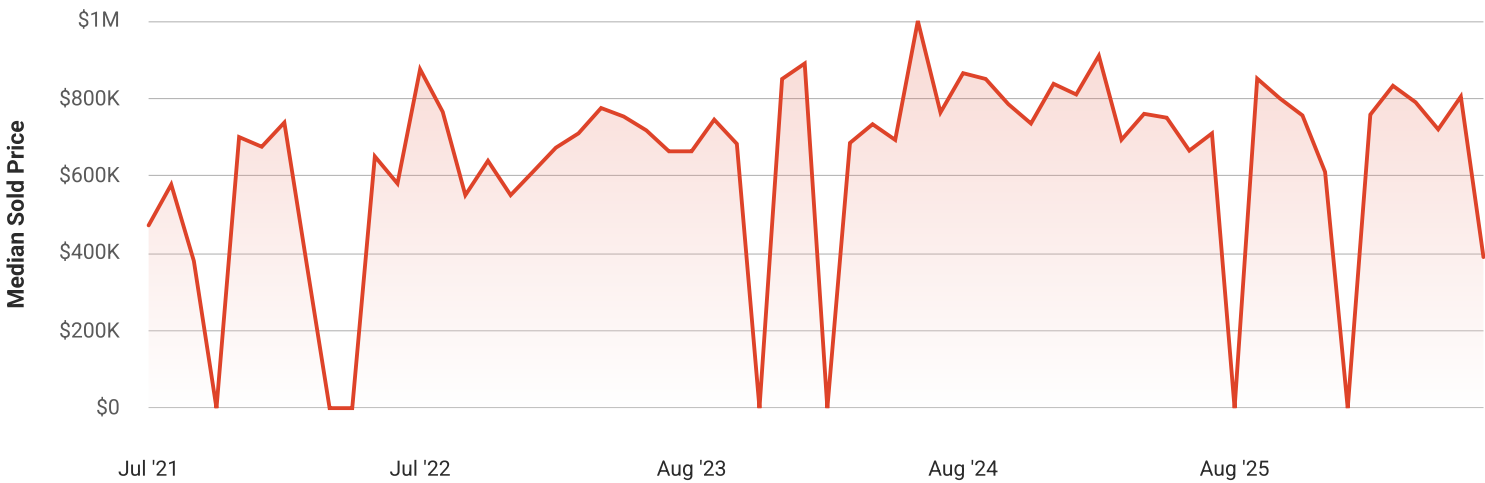
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$390,000

↓ 51.5% Month over Month



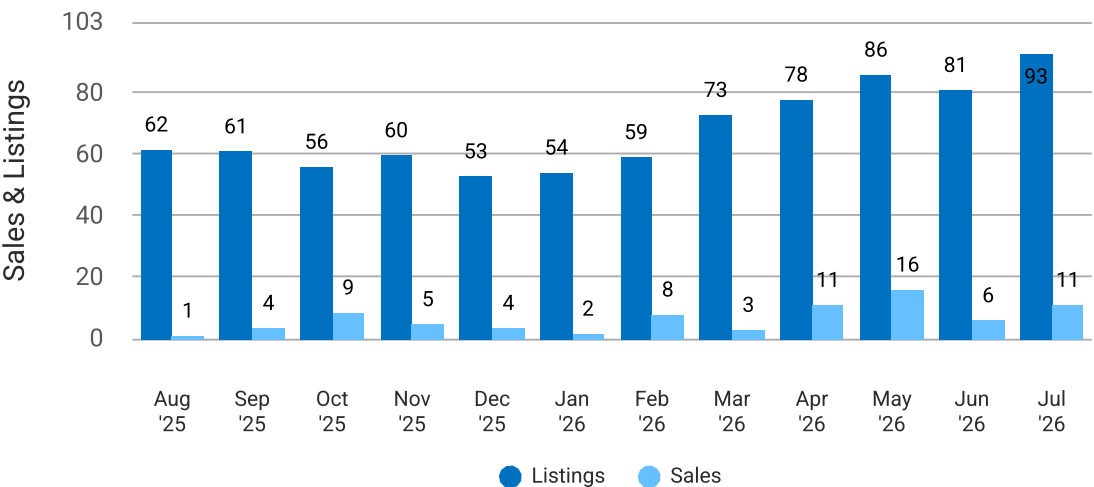
Total Sales and Active Listings in Gunter, TX 75058

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly





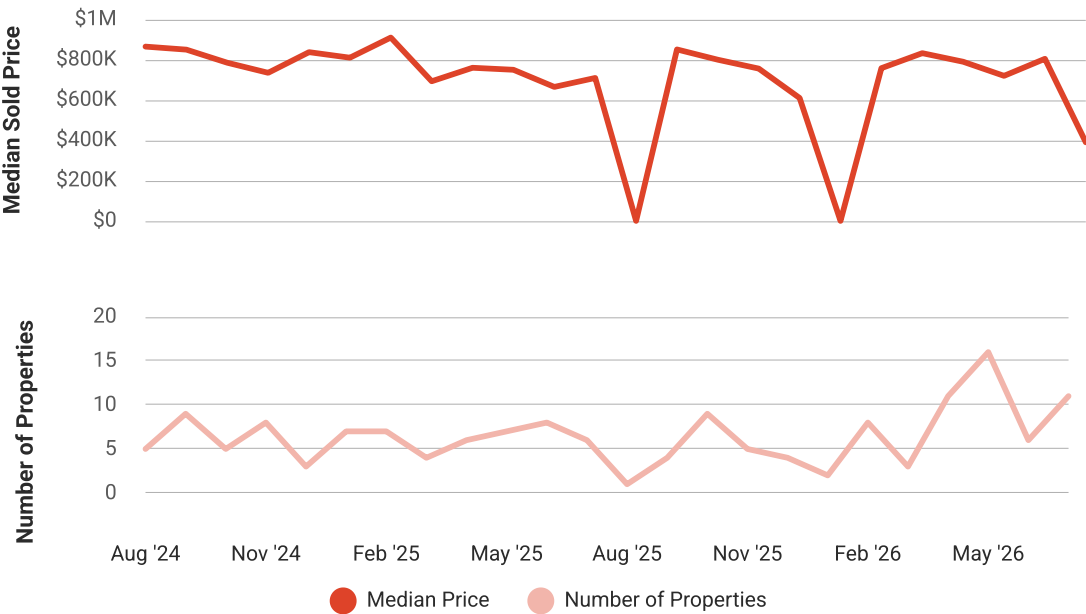
Median Sold Price vs Sold Listings in Gunter, TX 75058

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



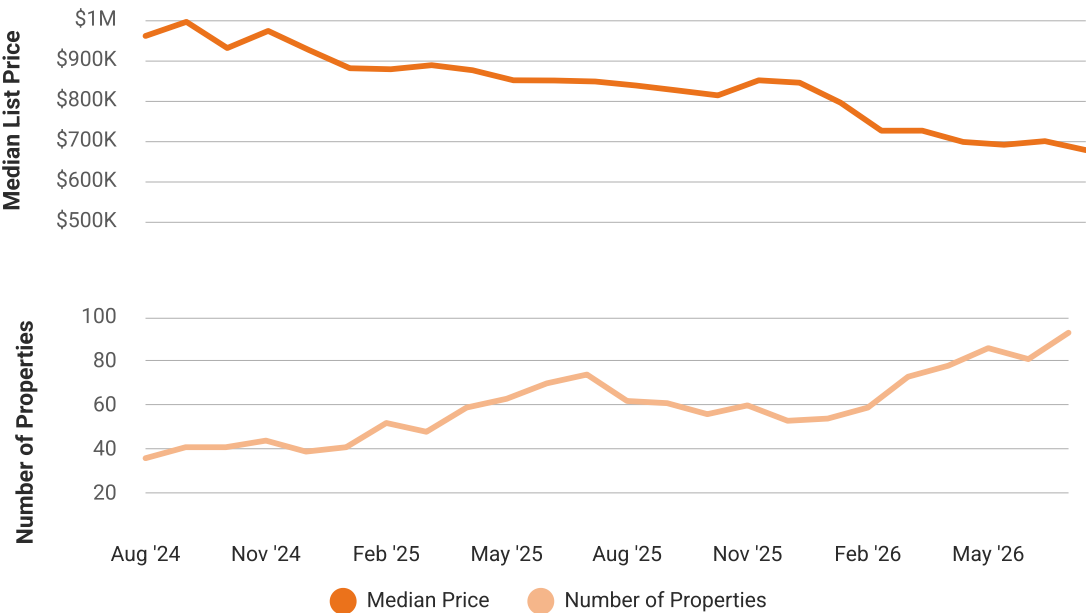
Median List Price vs Active Listings in Gunter, TX 75058

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 8

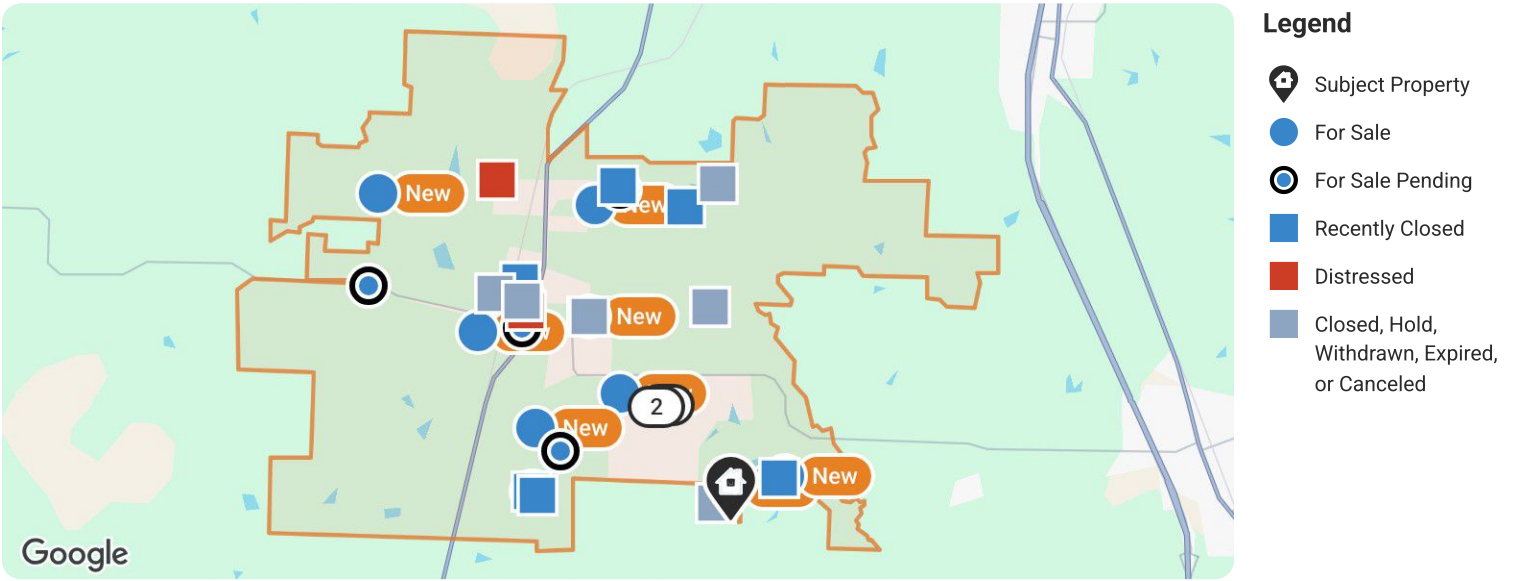
Change Types: New Listings, Pending, Expired, Closed, Distressed

Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

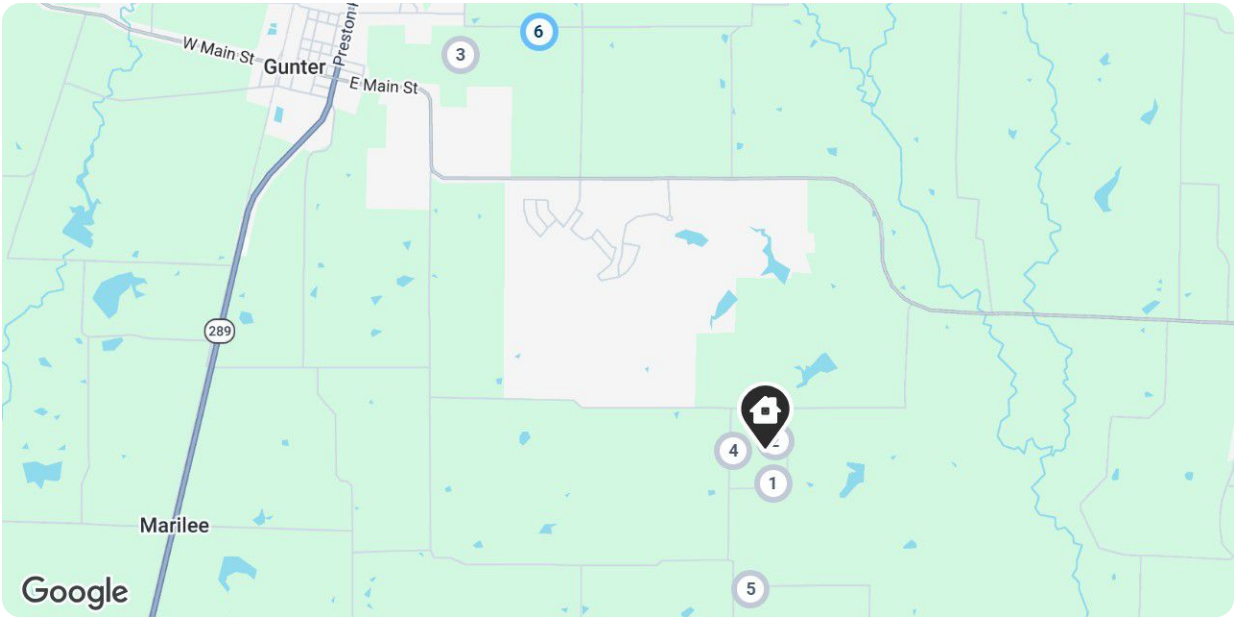
For Sale Activity in the Last 12 Months



	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	6	8	8	8	2	8
Lowest Listing Price / Est.Value	\$910,000	\$344,990	\$220,000	\$236,000	–	\$212,000
Median Listing Price / Est.Value	\$1,025,000	\$412,495	\$415,990	\$554,495	–	\$934,500
Highest Listing Price / Est.Value	\$1,200,000	\$1,015,000	\$699,000	\$1,675,000	–	\$1,895,000
Median Living Area (sqft)	1,962	2,362	2,679	3,127	3,171	2,087
Median Price / sqft	\$595	\$174	\$167	\$234	–	\$286
Average Days in RPR	128	5	89	52	–	152
Median Days in RPR	104	6	97	23	–	164
Median Age	35	–	1	2	13	20
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

CMA

Comp Property Summary



- Legend**
- Subject Property
 - Pending
 - Off Market, Hold, Withdrawn, Expired, or Canceled

Comp Property Adjustments



Address	946 Burke Rd Gunter, TX 75058	631 Lazy S Ranch Rd Gunter, TX 75058	251 Lazy S Ranch Rd Gunter, TX 75058	Tbd Red Maple Rd Gunter, TX 75058
Status	Subject Property	1 Closed	2 Closed	3 Canceled
MLS ID	21328066	20897334	20809844	20818631
Proximity		0.45 Mi. S	0.17 Mi. SE	3.15 Mi. NW
Value	\$999,900	\$1,025,000	\$910,000	–
Date	7/10/2026 List Date	7/2/2025 Closed Date	2/4/2025 Closed Date	8/21/2025 Closed Date
Days in RPR	41	49	10	217
Price per Sq Ft	\$555	\$902	\$355	–
Adjusted Result Adjusted \$/sqft				
Bedrooms	3	3	4	3
Total Baths	2	1	3	3
Partial Baths	1	–	1	1
Living Area	1,801	1,136	2,563	1,962
Building Area	1,801	1,136	2,563	1,962
Lot Size	8.68 acres	10 acres	9.36 acres	6 acres
Year Built	2001	1984	1987	2009
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Listing Broker	<i>Listing Courtesy of Real Broker, LLC</i>	<i>Courtesy of Compass RE Texas, LLC</i>	<i>Courtesy of RE/MAX Four Corners</i>	<i>Courtesy of Texas Homes and Land</i>
Description	Welcome to this completely remodeled modern ranch, where timeless country charm meets designer sophistication. Every detail has been thoughtfully crafted, from the...	Welcome to your serene retreat at 631 lazy s ranch road in gunter. Nestled on a sprawling 10 acre property, this home offers endless possibilities. Surrounded by expansive ranches, the peaceful atmosphere is...	Drive down quiet lazy s ranch road, enter through the custom automatic gate, drive down the private drive and feel your blood pressure begin to lower as you arrive at your ultimate country escape! welcome...	This beautifully hidden two-story home, set on over 6 acres, is an opportunity you won't want to miss. With 3 spacious bedrooms and 2.5 baths, the residence offers a cozy yet expansive feel. A pellet stove adds...

Highlighted fields were changed by agent to reflect knowledge of this property.

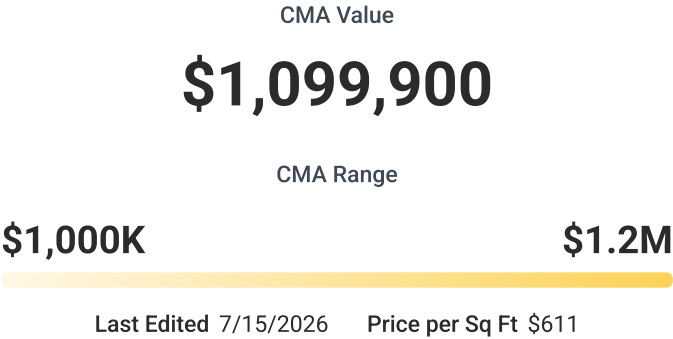
Comp Property Adjustments



Address	946 Burke Rd Gunter, TX 75058	322 Red Maple Rd Gunter, TX 75058	6585 County Road 179 Celina, TX 75009	998 Bledsoe Rd Gunter, TX 75058
Status	Subject Property	4 Canceled	5 Canceled	6 Pending
MLS ID	21328066	20766651	20934218	21240049
Proximity		0.31 Mi. SW	1.16 Mi. S	2.97 Mi. NW
Value	\$999,900	–	–	\$1,200,000
Date	7/10/2026 List Date	8/21/2025 Closed Date	10/21/2025 Closed Date	4/20/2026 List Date
Days in RPR	41	290	159	44
Price per Sq Ft	\$555	–	–	\$595
Adjusted Result Adjusted \$/sqft				
Bedrooms	3	3	3	4
Total Baths	2	3	2	3
Partial Baths	1	1	–	1
Living Area	1,801	1,962	1,608	2,017
Building Area	1,801	1,962	1,608	2,017
Lot Size	8.68 acres	10.06 acres	10.13 acres	10 acres
Year Built	2001	2009	1984	1994
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Listing Broker	<i>Listing Courtesy of Real Broker, LLC</i>	<i>Courtesy of Texas Homes and Land</i>	<i>Courtesy of WILLIAM DAVIS REALTY</i>	<i>Listing Courtesy of Texas Homes and Land</i>
Description	Welcome to this completely remodeled modern ranch, where timeless country charm meets designer sophistication. Every detail has been thoughtfully crafted, from the...	Don't let the chance slip away to own this beautifully hidden two-story residence set on just over 10 acres. This impressive 3-bedroom, 2.5-bath home features a pellet stove, perfect for those...	A rear opportunity to own this 10.132 acres residential land in a serene & picturesque area, close to hills of lone star. The land is 1152.41x383 sqft, that has 383 sqft street frontage. Live in this hous...	Stunning 10-acre country property in sought-after gunter isd offering the perfect blend of comfort, function, and wide-open space. Beautiful home with plenty of space. Large bedrooms and spacious...

Highlighted fields were changed by agent to reflect knowledge of this property.

Pricing Strategy



Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$899,000	\$274,900	\$220,000	\$725,990	\$100,000	\$331,990
Median Price	\$1,200,000	\$532,375	\$414,990	\$725,990	\$809,975	\$755,000
Highest Price	\$1,339,520	\$5,000,000	\$449,990	\$725,990	\$4,700,000	\$1,900,000
Median Price per sq.ft.	\$683	\$184	\$162	\$192	\$229	\$237
Median Days in RPR	141	46	125	–	153	114

Sold Price Comparison

This section compares prices for 1 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$765,000	\$260
Median Price	\$765,000	\$260
Highest Price	\$765,000	\$260

CMA Summary

This section compares the prices of 6 agent-selected properties near the subject property.

Average of Comps	\$1,163,146
Adjustments	–
Recommended Price	\$1,099,900 (or \$611 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$1,069,070
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$1,069,070 (or \$594 per sq ft)

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- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT 946 Burke RD
Gunter, TX 75058

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? April 2023 (approximate date) or ☐ never occupied the Property.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring			☒
Carbon Monoxide Det	☒		
Ceiling Fans	☒		
Cooktop/Range/Stove	☒		
Dishwasher	☒		
Disposal	☒		
Emergency Escape Ladder(s)		☒	
Exhaust Fans		☒	
Fences	☒		
Fire Detection Equip	☒		
French Drain		☒	
Gas Fixtures		☒	
Liquid Propane (LP) Gas		☒	
-LP Community (Captive)		☒	
-LP on Property		☒	

Item	Y	N	U
Natural Gas Lines		☒	
Fuel Gas Piping		☒	
-Black Iron Pipe			☒
-Copper			☒
-Corrugated Stainless Steel Tubing		☒	
Hot Tub		☒	
Intercom System		☒	
Microwave	☒		
Outdoor Grill		☒	
Patio/Decking		☒	
Plumbing System	☒		
Pool		☒	
Pool Equipment		☒	
Pool Maint. Accessories		☒	
Pool Heater		☒	

Item	Y	N	U
Pump sump grinder		☒	
Rain Gutters	☒		
Roof/Attic Vents			☒
Sauna		☒	
Smoke Detector	☒		
Smoke Detector - Hearing Impaired		☒	
Spa		☒	
Trash Compactor		☒	
TV Antenna		☒	
Washer/Dryer Hookup	☒		
Window Screens	☒		
Public Sewer System		☒	

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric ☐ gas number of units <u>1</u>
Evaporative Coolers		☒		number of units
Wall/Window AC Units		☒		number of units
Attic Fan(s)			☒	if yes, describe
Central Heat	☒			☒ electric ☐ gas number of units <u>1</u>
Other Heat		☒		if yes, describe
Oven	☒			number of ovens <u>1</u> ☒ electric ☐ gas ☐ other
Fireplace & Chimney		☒		wood ☐ gas logs ☐ mock ☐ other
Carport		☒		attached ☐ not attached
Garage	☒			attached ☒ not attached
Garage Door Openers	☒			number of units <u>2</u> number of remotes <u>2</u>
Satellite Dish & Controls		☒		owned ☐ leased from:
Security System	☒			☒ owned ☐ leased from:

(TXR-1406) 06-15-26

Initialed by Buyer

and Seller

BQKSK

Page 1 of 7

946 Burke RD

Gunter, TX 75058

Concerning the Property at _____

Item	Y	N	U	Additional Information	
Solar Panels		☒		owned	leased from:
Water Heater	☒			☒ electric	gas other: number of units:
Water Softener		☒		owned	leased from:
Other Leased Items(s)		☒		if yes, describe:	
Underground Lawn Sprinkler		☒		automatic	manual areas covered:
Septic / On-Site Sewer Facility	☒			if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____
 Was the Property built before 1978? ☐ yes ☒ no ☐ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards)

Roof Type: Shingles/Comp Age: 7 (approximate)
 Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☐ no ☒ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		☒
Asbestos Components		☒
Diseased Trees: oak wilt other:		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in Historic District		☒

Condition	Y	N
Radon Gas		☒
Settling		☒
Soil Movement		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Damage Not Due to a Flood Event		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒

(TXR-1406) 06-15-26

Initialed by: Buyer: _____ and Seller: ROJRSK

Page 2 of 7

**946 Burke RD
Gunter, TX 75058**

Concerning the Property at _____

Condition	Y	N
Historic Property Designation		☒
Previous Foundation Repairs		☒
Previous Roof Repairs or Replacement		☒
Previous Other Structural Repairs		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		☒
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		☒

Condition	Y	N
Previous Fires		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks**	☒	
Aboveground Storage Tanks**		☒
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		☒
Conservation Easements***		☒

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary):

Septic System & propane

*A single blockable main drain may cause a suction entrapment hazard for an individual.

**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.

***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	☒	
The Property is presently covered by flood insurance.*		☒
The Property is presently covered by windstorm insurance.	☒	
You (Seller) have been unable to insure the Property for any reason.		☒

*Homes in high-risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? yes ☒ no If yes, explain: _____

Section 7. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes ☒ no If yes, explain: _____

**946 Burke RD
Gunter, TX 75058**

Concerning the Property at

Section 8. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event.
- ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☒ Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☒ Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ___ wholly ___ partly in a floodway.
- ☒ Located ___ wholly ___ partly in a flood pool.
- ☒ Located ___ wholly ___ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

**If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).*

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes ☒ no If yes, explain (attach additional sheets as necessary): _____

(TXR-1406) 06-15-26

Initialed by: Buyer:

and Seller:

BQKSK

Page 4 of 7

946 Burke RD
Gunter, TX 75058

Concerning the Property at _____

Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

N

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

N

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

N

Any condition on the Property which materially affects the health or safety of an individual.

N

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

N

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

N

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

N

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

N

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____

Phone: _____

Fees or assessments are: \$ _____ per _____ and are: _____ mandatory _____ voluntary

Any unpaid fees or assessment for the Property? _____ yes (\$ _____) _____ no

If the Property is in more than one association, provide information about the other associations or attach information to this notice: _____

N

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? _____ yes _____ no If yes, describe: _____

946 Burke RD
Gunter, TX 75058

Concerning the Property at _____

- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

- (6) The following providers currently provide service to the Property:

Electric: Greysen - Coll. N Electric
 Sewer: Turnpike Septic Service
 Water: Mustang Water
 Cable: —
 Trash: Alford Services
 Natural Gas: —
 Phone Company: —
 Propane: Texoma Propane
 Internet: Starlink
 Security System: Vivint

phone #: 903-482-7100
 phone #: 903-227-5240
 phone #: 940-440-9561
 phone #: —
 phone #: 903-433-1454
 phone #: —
 phone #: 903-429-0102
 phone #: ~~808-742-1000~~ 855-467-827-541
 phone #: 855-832-1550

- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	

(TXR-1406) 06-15-26

Initialed by Seller ROKSK

Page 7 of 7

TRACT # 1

BEING 23 acres, more or less, out of the George H. Hall 762 acres survey, Patent No. 232, Volume 8, Grayson County, Texas, said 23 acres of land being bounded as follows:

BEGINNING at the Northeast corner of a tract of 128 acres of land by Silas Hare and W.H. Bean to Hugh H. Lockett and D. R. Lockett by Deed recorded in Volume 57, Page 492, Grayson County Deed Records, same being the Northwest corner of the J. G. Bledsoe tract;

THENCE, West 700 varas to the Northwest corner of said Lockett 128 acre tract in the West line of original survey;

THENCE, South with the West line of said Hall survey, 158 varas to the Northwest corner of the J. A. McDonald 106 acre tract;

THENCE, East 705 varas to the N.E. corner of said J. A. McDonald 106 acre tract in the West line of the Bledsoe tract;

THENCE, North 150 varas to the place of beginning.

TRACT # 2

BEING a part of the George H. Hall Survey, Abstract No. 497, also being the Western 53.380 acres of a 106.8 acre tract of land conveyed by Mary C. Sperry, a widow, to Helen S. Francis and Josephine S. Hickam by Deed dated December 9, 1931, and of record in Volume 358, Page 332, of the Deed Records of Grayson County, Texas, and described by metes and bounds, according to a survey made on the ground in November, 1962, by E. M. Busby, a Registered Public Surveyor, as follows:

BEGINNING at the Southwest corner of both the George H. Hall Survey and said 106.8 acre tract from which corner a concrete monument bears East, a distance of 25 feet and North 0° 15' East a distance of 10 feet;

THENCE, East with the South line of both said survey and said 106.8 acre tract for a distance of 996.55 feet to the Southwest corner of the Eastern 53.380 acre tract out of said 106.8 acre tract, which said Eastern 53.380 acre tract is being purchased by the Veterans Land Board of the State of Texas for Raymond C. Kiddoo, from which corner a concrete monument bears North 0° 15' East a distance of 20 ft.;

THENCE, North 0° 15' East with the West line of said Eastern 53.380 acre tract, passing said concrete monument at 20 feet, for a total distance of 2333.3 feet to a concrete monument in the fence along the North line of said 106.8 acre tract and in the South line of a 23 acre tract previously conveyed to J. D. McDonald, said monument also being at the Northwest corner of said Eastern 53.380 acre tract;

THENCE, West with the fence along said common line, passing a concrete monument at a fence corner in the East line of a public road at 931.55 feet, for a total distance of 996.55 feet to the Northwest corner of said 106.8 acre tract in the West line of the George H. Hall Survey;

THENCE, South 0° 15' West with said West line, same also being the West line of said 106.8 acre tract, passing 25 feet West of a concrete monument at 2323.3 feet, for a total distance of 2333.3 feet to the place of beginning: CONTAINING 53.380 acres of land, more or less.

TRACT # 3

BEING a part of the George H. Hall Survey, Abstract No. 497, also being the Eastern 53.380 acres of a 106.8 acre tract of land conveyed by Mary C. Sperry, a widow, to Helen S. Francis and Josephine S. Hickam, by Deed dated December 9, 1931, and of record in Volume 358, Page 332, of the Deed Records of Grayson County, Texas, and described by metes and bounds, according to a survey made on the ground in November, 1962, by E. M. Busby, a Registered Public Surveyor as follows:

BEGINNING at a point in the South line of both the George H. Hall Survey and said 106.8 acre tract, said point being 996.55 feet East of the Southwest corner of both said survey and 106.8 acre tract, said point also being 20 feet South 0° 15' West of a concrete monument and at the Southeast corner of the Western 53.380 acre tract out of said 106.8 acre tract, which Western 53.380 acre tract is being purchased by the Veterans Land Board of the State of Texas for the benefit of L. C. Bridges;

Jha

Vol 1622 PAGE 677

TRACT #3 cont.

THENCE, North 0°15' East with the East line of said Western 53.380 acre tract and parallel with the West line of both said survey and said 106.8 acre tract, passing a concrete monument in the North line of a public road at 20 feet, for a total distance of 2333.3 feet to a concrete monument in the fence along the North line of said 106.8 acre tract and in the South line of a 23 acre tract previously conveyed to J. D. McDonald, said monument also being at the Northeast corner of said Western 53.380 acre tract;

THENCE, East with the fence along said common line, passing a concrete monument at the fence corner in the West line of a public road, at 946.8 feet, for a total distance of 961.8 feet to the Northeast corner of said 106.8 acre tract;

THENCE, South 1° 27' 23" East with the East line of said 106.8 acre tract and in a public road for a distance of 2334.03 feet to a concrete monument at the Southeast corner of said 106.8 acre tract and in the South line of the George H. Hall Survey;

THENCE, West with the South line of both said survey and said 106.8 acre tract for a distance of 1031.30 feet to the place of beginning; CONTAINING 53.380 acre of land, more or less.

J. D. McDonald

11-11

Filed for record and recorded November 4, 1982 at _____
Paul E. Lee, County Clerk
By Caree White deputy

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

STATE OF TEXAS
COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Janice Burkett and husband Ben C. Burkett II, hereinafter called "The Declarant", are the owners of all that certain real property located in Grayson County, Texas, described more fully in Exhibit "A" which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the Declarant will convey the property described on Exhibit "A" subject to certain protective covenants, conditions and restrictions as hereinafter set forth;

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and the desirability of and which shall run with, the real property and shall be binding on all parties having any right, title or interest in or to the property described herein or any part thereof, and their heirs, successors and assigns and which easements, restrictions, covenants and conditions shall inure to the benefit of each owner thereof.

The following constitute the covenants, conditions and restrictions imposed herein:

- (1) Only one single family dwelling may be erected, placed or be permitted to remain on any tract. All such single family dwellings shall contain a minimum of 900 square feet of living area.
- (2) No structure shall be constructed nearer than 75 feet to any road and 25 feet to any adjoining property line.
- (3) No structure shall be erected, altered, placed or permitted to remain on any single tract other than one (1) single family dwelling, a private garage together with other out buildings incident to such residential user.
- (4) No noxious or offensive trade or activity shall be permitted or carried out on any tract, nor shall anything be done or permitted which may be or become an annoyance or nuisance to the neighborhood.
- (5) Any mobile home shall contain a minimum of 900 square feet of living area and shall be properly underpinned, skirted and anchored to the ground in a good and workmanlike manner. Any existing structure which is moved in shall also contain a minimum of 900 square feet and shall be fully restored within a reasonable time after such structure is initially placed on any tract.
- (6) No sewer system or septic tank system shall be installed on or be used on any tract unless same has been constructed in compliance and conformity with sewage disposal methods approved by the Texas State Department of Health or other appropriate State or County Agency.
- (7) No animals, livestock or poultry of any kind shall be raised, bred or kept on any tract except and only except that dogs, cats or other household pets may be kept for the amusement of the occupants; no more than two (2) horses per acre; no more than two (2) head of cattle per acre; no more than three (3) sheep or goats per acre; no more than three (3) poultry per acre; no swine or bees shall ever be kept.

The keeping, fencing and housing of such animals may never be such to annoy or irritate neighbors and adequate fencing of first quality type which is decorative and pleasing to the eye, must be utilized to confine such animals to a particular tract and no breeding animals shall be permitted unless the owner or occupant shall provide adequate screening and privacy therefor so not to offend other residents.

Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions, which shall remain in full force and effect.

EXECUTED by the said Declarant, this the 1st day of October, 1982.

Janice C. Burkett
Janice Burkett
Ben C. Burkett II
Ben C. Burkett II

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared JANICE BURKETT and husband BEN C. BURKETT II, known to me to be the persons whose names are subscribed to the foregoing instruments and acknowledged to me that they executed the same for the purposes and consideration expressed.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of October, 1982.



Barbara Findley
Notary Public, State of Texas

BARBARA FINDLEY, Notary Public,
in and for the State of Texas,
My Comm. Exp. Date: March 16, 1985



LIVE WHERE LIFE HAPPENS TOGETHER: GUNTER, TX

Gunter is that rare North Texas town where you can still hear kids laughing on quiet streets, wave to neighbors as they walk by, and feel like everyone knows your name even if you just moved in. It is a family-first community built on small-town values, big hearts, and a genuine pride in where you live.

FAMILY AND FRIENDS IN EVERY CORNER

From top-rated Gunter ISD schools to block parties, church gatherings, and local events, Gunter is designed for families who want their kids to grow up safe, connected, and surrounded by good people. You will find families packing the stands on Friday nights, friends meeting for coffee at local spots, and neighbors who quickly become the people you borrow tools from and invite over for dinner.

COMMUNITY YOU CAN FEEL

Gunter is not just a place on a map. It is a community that shows up. Whether it is supporting the local football team, raising funds for students, or helping each other through tough times, people here genuinely care about one another and the next generation. That sense of belonging is something you can not buy in a listing

but you can live it in Gunter.

FRIDAY NIGHT FOOTBALL PRIDE

Football is practically a lifestyle in Gunter, and the Gunter Tiger program is a centerpiece of town spirit. The whole community rallies behind the team with tailgates, packed bleachers, local sponsorships, and the Tiger QB Club working to keep the program strong . If you have ever loved the feeling of a high school Friday night under the lights, you will feel that here even if you are just there to cheer for the neighbors' kids.

GOLF RIGHT IN YOUR NEIGHBORHOOD

For those who love the game, Gunter offers a true golf-community lifestyle at The Bridges Golf Club, featuring an 18-hole Fred Couples Signature course that winds through scenic, master-planned neighborhoods like The Bridges at Preston Crossings. Members and residents enjoy a full golf lifestyle with a clubhouse, tennis, fitness, and social events, all while living just minutes from Frisco, McKinney, and Sherman.

WHY THIS MATTERS FOR YOUR HOME SEARCH

When you buy in Gunter, you are not just purchasing a house. You are stepping into a community where families raise kids with strong schools and safe streets, friends and neighbors become your everyday support system, football nights and golf weekends are part of the rhythm of life, and you are close enough to big-city amenities but far enough to enjoy real space, peace, and privacy.

If you are looking for a home that fits into a lifestyle built on family, friends, community, football, and golf, Gunter is the place to call home. Let's find your perfect match here and make sure it is in a neighborhood that feels like you from day one.



Gunter Independent School District

 Overall Grade • PK, K-12 •  Gunter, TX • ★★★★★ 16

#3 in Best School Districts in Grayson County

[Overview](#) [Academics](#) [Students](#) [Rankings](#) [Reviews](#) 



Overall Niche Grade

How are grades calculated?
Data Sources



Academics



Diversity



Teachers



College Prep



Clubs & Activities



Administration

[View Full Report Card](#) 

Gunter Independent School District is a highly rated, public school district located in GUNTER, TX. It has 1,156 students in grades PK, K-12 with a student-teacher ratio of 14 to 1. According to state test scores, 49% of students are at least proficient in math and 63% in reading.

 gunterisd.org

 (903) 433-4750

 213 N. PRESTON ROAD
GUNTER, TX 75058

About Gunter Independent School District...

AP Offered

Gifted Prog. Offered

[View Nearby Homes](#)

Gunter Independent School District Rankings

Niche rankings are based on rigorous analysis of key statistics from the U.S. Department of Education and millions of reviews.



Best School Districts for
Athletes in Texas

#10 of 795

Districts with the Best
Teachers in Texas

#143 of 887

Best School Districts in Texas

#163 of 876

Gunter Elementary School

A Overall Grade • Public • PK, K-4 • Gunter, TX

#1 in Best Public Elementary Schools in Grayson County

Overview

Rankings



Overall Niche Grade

How are grades calculated?
Data Sources



Academics



Diversity



Teachers

Gunter Elementary School is a highly rated, public school located in GUNTER, TX. It has 413 students in grades PK, K-4 with a student-teacher ratio of 15 to 1. According to state test scores, 66% of students are at least proficient in math and 62% in reading.

Compare Gunter Elementary School to Other Schools

gunterisd.org

(903) 433-5315

200 W ELM
GUNTER, TX 75058

About Gunter Elementary School...

- Elementary School
- Gifted Prog. Offered
- Preschool

School District
Gunter Independent School District

View Nearby Homes

Gunter Elementary School Rankings

Niche rankings are based on rigorous analysis of key statistics from the U.S. Department of Education and millions of reviews.



Best Public Elementary School Teachers in Texas
#336 of 4,317

Best Public Elementary Schools in Texas
#590 of 4,647

Academics



Gunter Independent School District

Gunter Middle School

A- Overall Grade • Public • 5-8 • Gunter, TX

#5 in Best Public Middle Schools in Grayson County

Overview

Rankings



Overall Niche Grade

[How are grades calculated?](#)

[Data Sources](#)



Academics



Diversity



Teachers

Gunter Middle School is a highly rated, public school located in GUNTER, TX. It has 375 students in grades 5-8 with a student-teacher ratio of 16 to 1. According to state test scores, 46% of students are at least proficient in math and 58% in reading.

Compare Gunter Middle School to Other Schools

gunterisd.org

(903) 433-1545

410 TIGER LN
GUNTER, TX 75058

About Gunter Middle School...

Gifted Prog. Offered

Middle School

School District

[Gunter Independent School District](#)

[View Nearby Homes](#)

Gunter Middle School Rankings

Niche rankings are based on rigorous analysis of key statistics from the U.S. Department of Education and millions of reviews.



Best Public Middle School Teachers in Texas

#190 of 2,030

Best Public Middle Schools in Texas

#457 of 2,272

Academics



Gunter Independent School District

Gunter High School

B Overall Grade • Public • 9-12 • Gunter, TX • ★★★★★☆ 99

#870 in Best Public High Schools in Texas

- Overview
- Academics
- Students
- Rankings
- Reviews
-



Overall Niche Grade

How are grades calculated?
Data Sources



Academics



Diversity



Teachers



College Prep



Clubs & Activities



Administration

[View Full Report Card](#)

Gunter High School is an above average, public school located in GUNTER, TX. It has 368 students in grades 9-12 with a student-teacher ratio of 12 to 1. According to state test scores, 36% of students are at least proficient in math and 72% in reading.

Compare Gunter High School to Other Schools

gunterisd.org

(903) 433-1542

1102 N PRESTON RD
GUNTER, TX 75058

About Gunter High School...

AP Offered

Gifted Prog. Offered

High School

School District

[Gunter Independent School District](#)

[View Nearby Homes](#)

Gunter High School Rankings

Niche rankings are based on rigorous analysis of key statistics from the U.S. Department of Education and millions of reviews.

[Best High Schools for Athletes in Texas](#)

#8 of 1,682

[Best High Schools for STEM in Texas](#)

#610 of 1,231

[Best Public High School Teachers in Texas](#)

#759 of 1,748

Academics



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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Real Broker, LLC	9003138	support@therealbrokerage.com	855-450-0442
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Yarrito	491108	txbroker@therealbrokerage.com	855-450-0442
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Yarrito	491108	txbroker@therealbrokerage.com	855-450-0442
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brandon Hays	0760454	Brandon@Texas-Agent.com	503-421-2224
Name of Sales Agent/Associate	License No.	Email	Phone

BQK

SK

07/10/2026

17:33 PM CDT

Buyer/Tenant/Seller/Landlord Initials

Date



(469) 625-8321 BUY SELL LUXURY PROSPER CELINA FRISCO

Our Preferred Lender

CEO of Texas Best Rate Mortgage in All of Dallas, DFW and North Texas

I believe in helping people, no matter where they come from or what trials they have faced, in realizing their dreams of home ownership. Building relationships and doing what is best for my clients is of utmost value to me.

I began my career in banking in 2001 and moved to the mortgage division in 2006. I have worked with over a thousand clients, from first time home buyers purchasing a small condo, to individuals whose cash flow comes from multiple businesses and partnerships, purchasing a 4 million dollar home and financing 2.5 million. My favorite by far is the first time home buyer! There is nothing quite like making a house a home with first time home buyers. It is my desire to continue to provide these experiences to anyone who allows me a chance to show them that buying a home through me will be the most informative and rewarding experience.

I look forward to working with you!

<http://www.texasbestratemortgage.com/>

Texas Best Rate Mortgage

Location: 860 Waterview Prosper TX 75078

Caleb Heaton

Lender | 4692307

+1(817) 938-0043

calebheaton@texasbestrates.com





946 Burke Road Gunter, TX 75058

Sales Price:
\$999,900

Home Possible Mortgage 30 Year Fixed

Down Payment	17%
Loan Amount	\$829,917.00
Interest Rate	6.375%
APR	6.414%
Sales Price	\$999,900.00
Monthly Payment	\$5,177.60



Caleb Heaton
817-938-0043
calebheaton@texasbestrates.com
www.texasbestratemortgage.com
NMLS: 492307



*The principal, interest and MI payment does not include taxes and insurance premiums, which will result in a higher actual monthly payment. Rates are current as of 8/3/26. Subject to borrower approval. Caleb Heaton, NMLS #492307, Texas Best Rate Mortgage Inc, 860 Waterview Dr, (817) 938-0043, NMLS #2454265; APR is based on estimated finance charges of \$0.



More Information:

www.946Burke.com