



99 Bluebonnet Dr. - Bellville

3 bedrooms/2 baths
1711+ Square Feet
Recent Updates
Corner Lot



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969

New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636





HOME

Address of Home:	99 Bluebonnet Dr, Belville TX 77418	Listing	103417
Location of Home:	From Hwy 36N/159W Split veer left to Hwy 159W; 2nd left onto Bluebonnet. House on left		
County or Region:	Austin	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	The Meadows	Property Size:	.179 Acres
Subdivision Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☐ NO
Listing Price:	\$195,000.00		
Terms of Sale			
Cash:	☒ YES ☐ NO		
Seller-Finance:	☐ YES ☒ NO		
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		
Balloon Note:	☐ YES ☐ NO		
Number of Years:			
Size and Construction:			
Year Home was Built:	1981		
Lead Based Paint Addendum Required if prior to 1978:	☐ YES		
Bedrooms:	3	Bath:	2
Size of Home (Approx.)	Living Area		
	1,711 Total		
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other		
Roof Type:	Composition	Year Installed:	2012
Exterior Construction:	brick/wood		
Room Measurements: APPROXIMATE SIZE:			
Living Room:	21x13		
Dining Room:	12x9		
Kitchen:	11x7		
Family Room:			
Utility:	7x9		
Bath:	9x5	☒ Tub	☒ Shower
Bath:	12x5	☐ Tub	☒ Shower
Bath:		☐ Tub	☐ Shower
Master Bdrm:	13x15		
Bedroom:	11x13		
Bedroom:	11x15		
Bedroom:			
Other:			
Garage:	☒ Carport: ☐ No. of Cars: 2		
	Size: 19x21	☒ Attached	☐ Detached
Porches:			
Front: Size:			
Back: Size:	13x8 Covered		
Deck: Size:	☐ Covered		
Deck: Size:	☐ Covered		
Fenced Yard:	No		
Outside Storage:	☐ Yes ☐ No Size:		
	Construction:		
TV Antenna	☐	Dish	☐
		Cable	☐

Home Features

☒	Ceiling Fans	No.	4
☒	Dishwasher		
☒	Garbage Disposal		
☒	Microwave (Built-In)		
☒	Kitchen Range (Built-In)	☒ Gas ☐ Electric	
☒	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

All of Sellers or Lessee's personal property located on said property

Heat and Air:

☒	Central Heat	Gas	☒	Electric	# Units: 1
☒	Central Air	Gas	☐	Electric	# Units: 1
☐	Other:				
☐	Fireplace(s)				
☐	Wood Stove				
☒	Water Heater(s):	☒ Gas	☐ Electric		

Utilities:

Electricity Provider:	City of Bellville
Gas Provider:	City of Bellville
Sewer Provider:	City of Bellville
Water Provider:	City of Bellville
Water Well:	☐ YES ☒ NO Depth:
	Year Drilled:
Average Utility Bill:	Monthly

Taxes:

	2016	Year
School:		\$1,575.98
City:		\$350.59
County:		\$495.81
Hospital:		\$75.42
Rd/Brg:		\$183.99
Taxes:		\$2,681.79
School District:	Bellville ISD	

Additional Information:

Courtyard in front 11x5

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>BJRE Holdings L.L.C.</u>	<u>9004851</u>	<u>kzapalac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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IABS Forms (New)

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