



# *414 S. Bell Street*



**3 bedrooms/3 baths**  
**3815 sq. ft. living space**  
**Large fenced lot**  
**Sprinkler System**  
**Mature Trees**  
**Backyard Garage/Workshop**  
**Adjoining lot also available**



*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*





Originally built in 1973 this spacious home is two-story with ample storage both inside and out. It's a unique blend of space and functionality with lots of built-ins, generously sized bedrooms and a sunken sunroom off the back. In addition to the attached 2 car garage, there is a workshop/garage in the back yard.

*\*An adjoining lot is also listed for sale\**





## HOME

Address of Home:	414 S. Bell Street, Bellville TX 77418		Listing 102989
Location of Home:	Left on Matthews to O'Bryant turning right. Next right is Bell St. Property is on the left		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Property Size:	.485 Acres
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Listing Price:</b>	<b>\$320,000.00</b>		
<b>Terms of Sale</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Cash:			
Seller-Finance:			
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:			
<b>Size and Construction:</b>			
Year Home was Built:	1973		
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES		
Bedrooms: 3	Bath: 3		
Size of Home (Approx.)	3,815 Living Area		
	5,643 Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Bear <input type="checkbox"/> Other		
Roof Type:	Composition	Year Installed:	2013
Exterior Construction:	Brick and Shingle		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Living Room:	21x18		
Kitchen/Bkft:	21x13 *Lots of Built-Ins		
Family Room:	38'4" x 11 *Built-in desks/cabinetry		
Atrium/Bar:	23x20 Sunken/Wall of curved windows/wet bar		
Utility:	19'8" x 5'11" with lots of closets		
Bath:	*Utility Rm 5x9	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower
Bath:	7x9	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower
Mstr Bath:	10x13'6" Lg closets	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Master Bdrm:	17x27		
Fnt Bedroom:	14x12		
Bedroom:	14x13'6"		
His GameRm:	Upstairs 14x29 w / 6x4 cedar closet *Walk out attic access		
Her GameRm:	13x25'8"		
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: Two Size: 24x32 w / w ork counter&close <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		
<b>Porches:</b>			
Front: Size:	Covered front porch with tile flooring		
Back: Size:			
Deck: Size:	<input type="checkbox"/> Covered		
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:	YES		
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Located in back yard Construction: Workshop and single garage		
TV Antenna	<input type="checkbox"/>	Dish <input type="checkbox"/>	Cable <input type="checkbox"/>

### Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	3
<input checked="" type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input type="checkbox"/>	Microwave (Built-In)		
<input type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input type="checkbox"/>	Refrigerator		

### Items Specifically Excluded from The Sale: LIST:

All of seller's personal property located in and on property

### Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	Units: _____
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	# Units: _____
<input checked="" type="checkbox"/>	Other:	Electric wall heaters		
<input type="checkbox"/>	Fireplace(s)			
<input type="checkbox"/>	Wood Stove			
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input type="checkbox"/> Electric		

### Utilities:

Electricity Provider:	City of Bellville
Gas Provider:	City of Bellville
Sewer Provider:	City of Bellville
Water Provider:	City of Bellville
Water Well:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth: _____
	Year Drilled: _____
Average Utility Bill:	Monthly \$250.00

### Taxes:

	2016 Year
School:	\$3,837.59
County:	\$1,207.32
Hospital:	\$183.66
FM/Brg::	\$244.88
City:	\$853.71
<b>Taxes:</b>	<b>\$6,328.16</b>

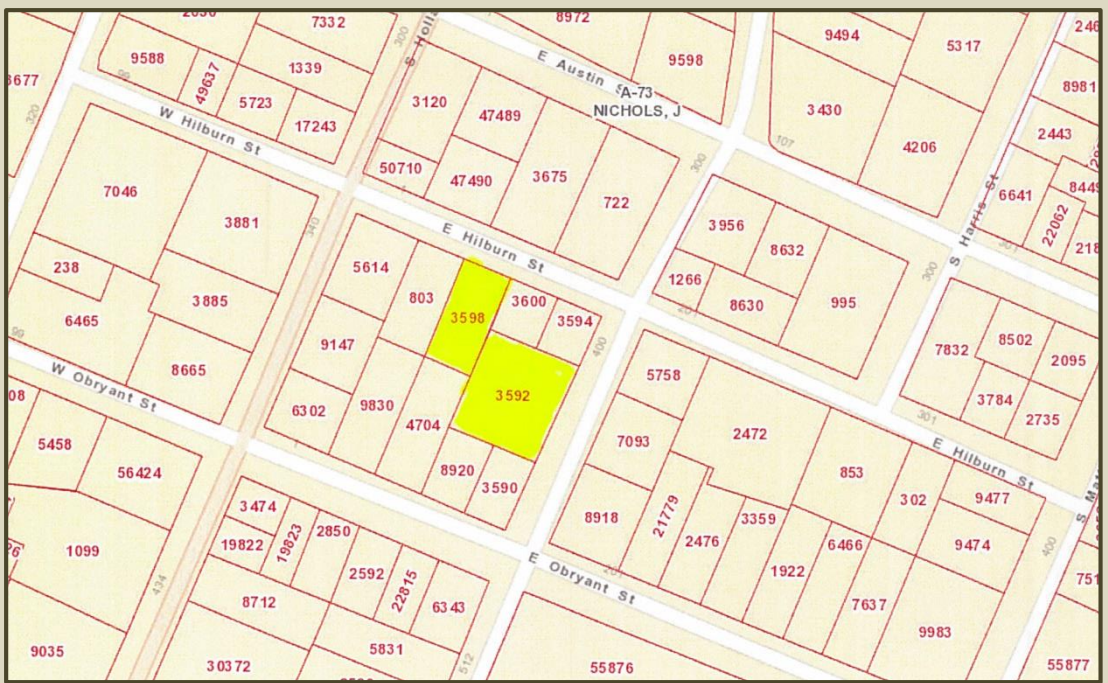
### School District:

Bellville ISD

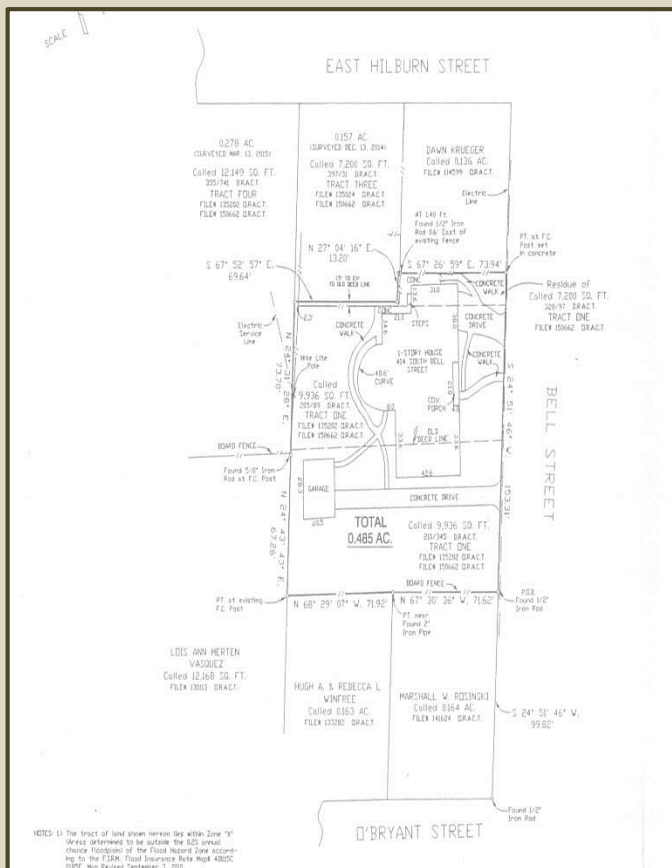
### Additional Information:

Underground Automatic Sprinkler System

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



Map shows outline of Home for Sale and adjoining lot on E. Hilburn



Survey on 414 S. Bell St.

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



*Texas is Our Territory*  
**Bill Johnson & Associates**  
**Real Estate**  
*Since 1970*

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



# 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](http://www.trec.texas.gov)**

TAR 2501

IABS 1-0

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IABS Forms (New)

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