

Farmhouse Charm in the City Limits



13 S. Chesley St. ~ Bellville

*2,498 sq. feet of living space

*Original home built in 1895

*1/2 acre lot in town

*3 bedroom/2 bath





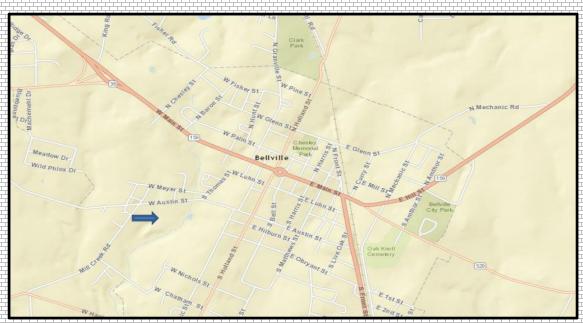


Farmhouse style home, original portion circa 1895, located on .45 acres on South Chesley in Bellville. This lovingly restored home boasts bead board walls and some shiplap walls, a country kitchen with antique hutch and cabinet. The spacious master bedroom has a large walk-in closet and opens to the bright sunroom or office. Each guest bedroom has a large closet and a separate sitting area. Attractive original front door leads to the living and dining rooms which are complemented by natural light. And the covered porches...!! These charming covered porches line the home along two sides and are generous is size. There's an open deck on the back side of the home for entertaining, a playhouse/storage shed and ample room for a garden, 4-H animal or future expansion possibilities.

This home sits at the end of a dead end street which lends itself to privacy and spaciousness. A True Gem!!

NO REPRESEN									CURACY OF THE INFORMAT OF ANY PROPERTY DESCR			THRESPECT	ГОТНЕ
						НОМЕ	LIST	ING					
Address of H	ome.	13 South	CŁ	neslev							Listing	# 10198	2
Location of H									ard Brenham turn	Δft (
County or Re	From Bellville Square, travel on Hw					vy 30	For Sale Sign on Property						
Subdivision:	None							Property Size:	erty	0.495	<u>ү Ш "</u>		
) ootriotod:	YES	[a]	NO	N 40 .	- d - t - m / N /		rahin in	· · · · · ·			s V N	
Subdivision R							mbership in Property Owners' Assn. Home Features			TE.	5 E INC	<i>J</i>	
Listing Price	\$225,000.00								J		4		
Terms of Sa	<u>ie</u>	✓ YES	-	П NO			-		Ceiling Fans	INO.			4
Cash:		YES	ا	☑ NO				<u> </u>	Dishwasher				
Seller-Finance:		☐ 1E2					-		Garbage Disposal				
SellFin. Terms:						-	7	Microwave (Built-In)	☐ Gas	✓ Electri	ic	
Down Payment:							-	<u>~</u>	Kitchen Range		□ Gas	Liecti	L
Note Period:						╢	_	Refrigerator	_				
Interest Rate:		Mo. Qt. S.A. Ann.				Items Specifically Excluded from The Sale: LIST: All of Sellers personal property located at 13 S Chesley							
Payment Mode:		YES	Qt.	_=	.A. O	☐ AIIII.	All	or Selle	ers personal proper	ty IC	cated at	13 S Che	siey
Balloon Note:		☐ 1E2			U		-						
Number of Years:							₩						
				Hea	t and		_		<u> </u>				
Size and Co							₩	<u> </u>	Central Heat Gas	=	Electric	# Units	: 2
Year Home w		1895					4	<u> </u>	Central Air Gas	Ш	Electric	<u> ✓ #Units</u>	2
Lead Based Pai				1978:		✓ YES	4	<u> </u>	Other:				
Bedrooms: 3		Bath:	2				4	Ц	Fireplace(s)				
Size of Home	(Approx.)			2,498		ing Area	4-	Ц	Wood Stove				
				Tot	tal	4	✓	Water Heater(s):		Gas	✓ Elect	ric	
Foundation: [er/Beam O	ther				4						
Roof Type: n				Installed:			_	ities:					
Exterior Construction: Wood and Cement board (Hardie)						_	Electricity Provider: City of Bellville						
							_	Gas Provider: City of Bellville					
Room Measurements: APPROXIMATE SIZE:						_	Sewer Provider: City of Bellville						
Living Room: 19x19							Water Provider: City of Bellville						
Dining Room:							Wate	er Well:	YES VO De				
Kitchen: 11x15						4		Year Dri	led:				
Family Room: 14x11							Ave	rage M	onthly Utility Bill:				
_	8x5 in maste	r bath				_			I				
_	Master 16x8			Tub		Shower			2)18	Year		umbers)
	1x8		¥			✓ Shower						\$	1,506.65
Bath:			L	Tub		Shower							\$862.59
Master Bdrm: 2								'Rd/Br:					\$320.12
Bedroom: 15x15 (7x7) sitting area								pital:					\$94.51
Bedroom: 15x15 (7x7) sitting area							-					\$623.43	
Sunroom: 9x13								Taxes:			\$4,372.62		
Study: 9)x9						Sch	ool Di	strict:		Bellville	ISD	
	Carport:	No. of Cars:											
Size: 3	842 sq. ft.			ttached	~	Detached	_		I Information:				
Porches:							shiplap walls & ceiling in several rooms						
Front: Size:							bea	d board	d walls				
Back: Size:					_		<u> </u>						
Deck: Size: 8	85 Sq. Ft. (back)			닏	Covered	+						
Deck: Size:					Ш	Covered	1						
Fenced Yard: p						ence front	<u> </u>						
Outside Store		No Size:					<u> </u>						
Storage Build	ding 10x20		orage Building 11x12										
TV Antenna		Dish			able								
BILL JO	HNSON AN	ID ASSOC	CAIC	TES R	EA	L ESTA	TEC	OMP	ANY WILL CO-	3RC	OKER IF	BUYE	R IS
	ACCOM	PANIED B	YF	HIS OF	R H	IER AGI	ENT	AT AL	L PROPERTY	SHC	OWINGS	3.	





Bellville Office 420 E Main Bellville, Tx. 77418 979-865-5969 Texas is Our Territory

Bill Johnson & Associates Real Estate

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