



305 Ellen Ave.

League City, TX



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- 3 Bedroom / 2 Baths
- 1,692 Sq.Ft.
- Levels: Single
- Exterior: Brick Veneer



3BR, 2B home nestled on 1.82 acres down a quiet lane in League City, garage large enough for 6 vehicles or all the hobby equipment you can imagine. Screened in back porch overlooks a lush yard filled with fruit and nut trees well fenced for most pets or playscapes for the kids. Pine, Maple, Pecan, Peach, Pear, Fig, too many to name. Entrance is by an inviting circular drive.



Bellville:
979-865-5969 office
979-865-5500 fax
www.bjre.com



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

New UIm:
979-992-3626 office
979-865-5500 fax
www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

HOME

Address of Home:	305 Ellen Ave, League City, Texas 77573		Listing	129871
Location of Home:	League City, Texas			
County or Region:	Galveston	For Sale Sign on Property?	☒ YES	☐ NO
Subdivision:	Payne	Property Size:	1.82 acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	
Listing Price:	\$450,000.00			
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:	2004			
Lead Based Paint Addendum Required if prior to 1978:	☐ YES			
Bedrooms:	3	Bath:	2	
Size of Home (Approx.)		1,692	Living Area	
		1,692	Total	
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other			
Roof Type:	Composition	Year Installed:	2004	
Exterior Construction:	brick veneer			
Room Measurements: APPROXIMATE SIZE:				
Living Room:				
Dining Room:	11x11			
Kitchen:	9x10			
Family Room:	15x19			
Utility:	6x9			
Bath:	6x10	☐ Tub ☒ Shower		
Bath:	6x8	☒ Tub ☒ Shower		
Bath:		☐ Tub ☐ Shower		
Master Bdrm:	12x14			
Bedroom:	14x22			
Bedroom:	12x12			
Bedroom:				
Other:	8x9			
Garage:	☒ Carport: ☐ No. of Cars: as many as 6			
Size:	24x56 metal construction ☐ Attached ☐ Detached			
Porches:				
Front: Size:	4x12 covered			
Back: Size:	10x43 covered and screened			
Deck: Size:	☐ Covered			
Deck: Size:	☒ Covered			
Fenced Yard:	Back yard fenced			
Outside Storage:	☒ Yes ☐ No	Size:	10x10 garden shed	
Construction:	metal on wood frame			
TV Antenna	☒ Dish ☐ Cable ☒			

Home Features				
☒	Ceiling Fans	No.	4	
☒	Dishwasher			
☐	Garbage Disposal			
☒	Microwave			
☒	Kitchen Range/oven	☐ Gas ☒ Electric		
☒	Refrigerator			
Items Specifically Excluded from The Sale: LIST:				
all sellers personal property				
above appliances included with acceptable offer				
Heat and Air:				
☒	Central Heat	Gas ☒	Electric ☐	Units: 1
☒	Central Air	Gas ☒	Electric ☐	# Units: 1
☐	Other:			
☐	Fireplace(s)			
☐	Wood Stove			
☒	Water Heater:	☒ Gas ☐ Electric	(tankless)	
Utilities:				
Electricity Provider:		First Choice		
Gas Provider:		Baygas propane		
Sewer Provider:		on-site septic system		
Water Provider:		City of League City		
Water Well:		☐ YES ☒ NO	Depth:	
		Year Drilled:		
Average Utility Bill:		Monthly:	\$200.00	
Taxes:				
		2020	Year	
School:	\$2,544.64			
County:	\$885.27			
city:	\$980.19			
rd & fld:	\$20.18			
Rd/Brg:				
Taxes:	\$4,430.28			
School District:	Clear Creek			
Additional Information:				
Circular Drive,				
numerous trees: Pecan, Pine, Oak, Orange,				
Sycamore, Pear, Peach, Plum, Crepe Myrtle, Red Maple				
Home is physically challenged friendly.				
Two 30 amp RV hook-ups				
Zone X (shaded) 0.2% chance of annual flood per FEMA				
Per Owner: Home and Garage have never flooded.				

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



Directions:

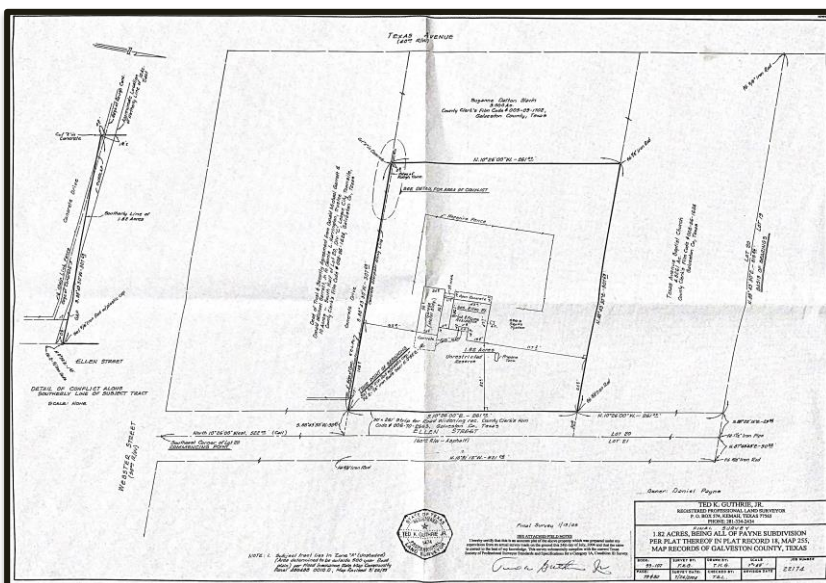
From I-45S in Webster exit onto NASA Bypass. In 1.4 miles take exit to SH3. 3/10 mi turn right onto Old Galveston Rd. 2.1 mi Right onto Walker St. Destination is in 700 ft.



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



420 East Main Street
Bellville, Texas 77418-0294

(979) 865-5969

Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950

(979) 992-2636

www.bjre.com



11/2/2015

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418
Kimberly Zapalac

Phone: (979)865-5966

Fax:

IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com