



1600 Center Hill Rd.

Bellville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- 4 Bedroom / 3 Bath
- 2,979 Sq ft.
- 1.71 Acres
- Shop/Storage

Impressive 4 bedroom 3 bath home just minutes from downtown Bellville. This well-maintained 1.71 acre property features a custom 3000 square foot brick and stone home, as well as a large metal shop. This one-story boasts an open floor plan, 10-foot ceilings, crown molding and chair rail throughout. Come experience a sizeable entry, formal dining room, ample kitchen with granite countertops and breakfast nook, family room with gas fireplace, a media room, and a study with built in shelves and a tray ceiling.

The large primary suite features a lovely full bath. Highlights of the recently renovated space include a Royal whirlpool tub, walk-in shower, double vanity, and a large walk-in closet with built-ins.

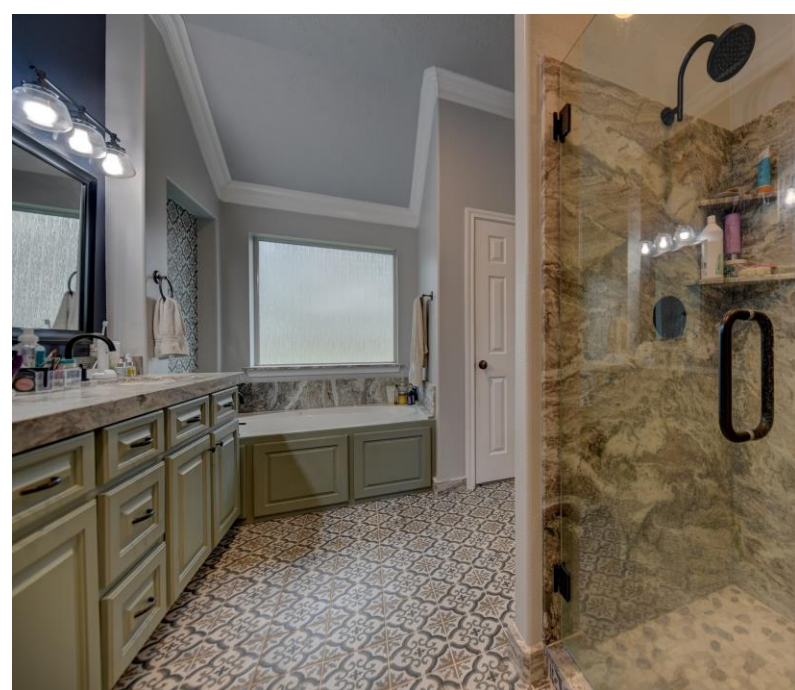
Secondary bedrooms are spacious. One has its own ensuite bathroom and the other two share a Jack and Jill bathroom for family flexibility.

The 20 x 30 metallic shop featuring 3 roll up doors is fully insulated with closed cell spray foam. Also included is a 10 x 10 bonus room within the shop that could easily be climatized. In addition, there is an 8' x 10' well house with concrete floors, a roll up door, and room for storage.

The covered patio comes complete with a gas fireplace, built – in gas grill on granite counter with chiseled edge, and ceiling fans. A custom stone fire pit completes the tranquil backyard.

This is truly country living at its best with no restrictions!





Additional Amenities

- 3000 Square foot (ACAD), 4/3 with 2 car attached garage (insulated doors in garage), built in 2008. Also includes study, open formal dining, and media room.
- All rooms 10-foot ceilings. Master has semi-vaulted ceiling.
- Rests on 1.7 acres and is serviced by well (2008/2009), conventional septic (2008/2009), and 1,000-gallon underground propane tank.
- Slab foundation with all sides being brick/stone mix.
- Composition roof with TechShield on roof decking, blown insulation (r49) in attic, and seamless gutters.
 - Rain bird sprinkler system installed. Number of zones - 5
 - Gas burning fireplace in home, gas fireplace on exterior patio/porch, and custom stone fire pit in the backyard.
- There's a small outdoor kitchen with a 36-inch gas grill that sits on a granite counter with chiseled edge.
- Composite hardwood in all of the bedrooms, carpet in the media room, and tile throughout the rest of the home.
- Wired for speakers in master bath, living/kitchen, as well as exterior porch.
- Media room and living room both wired for surround speakers/HDMI/CAT5.
- Every room has a CAT5 and RG-6 cable dropped.
- All Underground electric no overhead meter loop
- Dual 3 ½ ton Carrier units, with both air handlers located in attic.
- Rinnai propane tankless water heater (single) unit services whole house, located in attic. Attic access in hallway interior and garage.
- Granite countertops with leathered tops in the kitchen. Master bath completely renovated within the last year.
- 20X30 shop fully insulated with closed cell spray foam. Includes 10X10 bonus room within shop that could easily be climatized.
- Good mix of open space and hardwoods on property.
- All utilities are on side or in front of house, plenty space for pool in backyard with no restrictions.

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 979-865-5969 office
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HOME

Address of Home:		1600 Center Hill Rd. Bellville, TX 77418		Listing #:	
Location of Home:		A073 J Nichols			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size:		1.71 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
Listing Price:		\$718,000.00			
Terms of Sale		Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans		No. 4 inside & 2 outside	
Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher			
Sell.-Fin. Terms:		<input checked="" type="checkbox"/> Garbage Disposal			
Down Payment:		<input type="checkbox"/> Microwave (Built-In)			
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Interest Rate:		<input type="checkbox"/> Refrigerator		Negotiable	
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All personal property.			
Number of Years:		Heat and Air:			
Size and Construction:		<input checked="" type="checkbox"/> Central Heat		Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
Year Home was Built:	2008	<input checked="" type="checkbox"/> Central Air		Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/> # Units: 2
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input type="checkbox"/> Other:			
Bedrooms:	4	<input checked="" type="checkbox"/> Fireplace(s)		2 gas fireplaces	
Bath:	3	<input type="checkbox"/> Wood Stove			
Size of Home (Approx.):	2,979 sq ft Living Area	<input checked="" type="checkbox"/> Water Heater(s):		<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric
	2,979 sq ft Total				
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Utilities:			
Roof Type:	Composition	Year Installed:		2008	
Exterior Construction:	Brick and Stone	Electricity Provider:		San Bernard Electric Coop	
Room Measurements: APPROXIMATE SIZE:		Gas Provider: Propane		Fayetteville Propane	
Entry:	8' x 40'	Sewer Provider:		On-site septic system	
Living Room:	17' x 22'	Water Provider:		Well	
Dining Room:	11'10" x 16'4"	Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 167'
Kitchen:	12' x 23'	Year Drilled:		2008	
Office:	11'6" x 12'5"	Average Utility Bill:		Monthly	
Utility:	6' x 6'9"	Taxes:		2022 Year	
Primary Bath:	9' x 14' <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:		\$3,627.01	
Bath:	10'6" x 11'6" (Jack/Jill) <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	County:		\$1,438.57	
Bath:	4'10" x 7'7" <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Hospital:		\$342.07	
Primary Bdrm:	13'6" x 19'	FM Road:		\$265.98	
Bedroom:	11' x 13'	Rd/Brg:		\$276.43	
Bedroom:	11' x 12'	Taxes:		\$5,950.06	
Bedroom:	11' x 13'	School District:		Bellville	
Media Room:	12' x 16'	Additional Information:			
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2		Gas burning fireplace and built-in gas grill on back porch.			
Size: 18'7" x 20'2" <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		Techshield on roof decking with blown insulation (r49) in attic. 5-zone Rain Bird sprinkler system. All underground electric, no overhead meter loop. Wired for speakers in master bath, living, kitchen, & exterior porch. Media room & living room both wired for surround speakers/HDMI/CAT5. Every room has a CAT5 and RG-6 cable dropped. All utilities on side or in front of house, plenty of space for a pool in backyard.			
Porches:					
Front: Size:	5' x 6'				
Back: Size:	10' x 12' and 10' x 22' (L-Shaped)				
Deck: Size:		<input type="checkbox"/> Covered			
Deck: Size:		<input type="checkbox"/> Covered			
Fenced Yard:	No				
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size: 20' x 30'				
Construction:	Metallic				
TV Antenna <input checked="" type="checkbox"/>	Dish <input type="checkbox"/> Cable <input type="checkbox"/>				

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

LOT OR ACREAGE LISTING

Location of Property:	A073 J Nichols			Listing #:	
Address of Property:	1600 Center Hill Rd	Bellville, Tx	Road Frontage:		
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A		Lot Size or Dimensions: 1.71 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	
Number of Acres:	1.71 Acres				
Price per Acre (or)					
Total Listing Price:	\$718,000.00				
Terms of Sale:					
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES	<input type="checkbox"/> NO			
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:				
Property Taxes:	Year:	2022			
School:		\$3,627.01			
County:		\$1,438.57			
Hospital:		\$342.07			
FM Road:		\$265.98			
Rd/Brg:		\$276.43			
TOTAL:		\$5,950.06			
Agricultural Exemption:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	Unknown		*Minerals		
to own:	Unknown		*Royalty		
Seller will	Any owned		Minerals		
Convey:	Any owned		Royalty		
Leases Affecting Property:					
Oil and Gas Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Easements Affecting Property:	Name(s):				
Pipeline:					
Roadway:					
Electric:	San Bernard Electric Cooperative				
Telephone:					
Water:					
Other:					
Improvements on Property:					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Buildings:	Metallic Shop - 20' x 30' fully insulated with a 10' x 10' bonus room within shop. 3 roll-up doors, sink w/running water and built-in shelving.				
Others:	Well house/Storage Bldg - 8' x 10' insulated with 5' x 7' roll-up door.				
% Wooded:	25%				
Type Trees:	Pin Oak, Pine, Hickory				
Fencing:	Perimeter	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
	Condition:				
	Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
	Condition:				
Ponds:	Number of Ponds:	0			
	Sizes:				
Creek(s):	Name(s):	0			
River(s):	Name(s):	0			
Water Well(s): How Many?	1				
Year Drilled:	2008		Depth: 167'		
Community Water Available:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Provider:					
Electric Service Provider (Name):	San Bernard Electric Cooperative				
Gas Service Provider	Fayetteville Propane				
Septic System(s): How Many?	1				
Year Installed:	2008				
Soil Type:	Sandy				
Grass Type(s)	San Augustine/Native				
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey				
Nearest Town to Property:	Bellville				
Distance:	2 miles				
Driving time from Houston	1 hour				
Items specifically excluded from the sale:	All personal property				
Additional Information:					

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