



32 Hacienda Street

Bellville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

This charming one story 4-bedroom 2 bath ranch style home is located on a half-acre lot on the much desired Hacienda Street. The nice-sized kitchen is open to the living and dining area and multiple windows let in ample natural light. One bedroom was currently being used as a large walk-in closet with dressing area but can easily be converted back into a 4th bedroom. A small flex space would make a great little office or study nook. Original natural wood floors, as well as laminate can be found throughout the home. No carpet is a plus! Large, detached garage has 2 storage rooms and additional parking is available under the oversized carport area. The expansive backyard with oversized carport and 20' x 20' concrete slab is perfect for family gatherings and playtime.

This quaint home is conveniently located within a short drive to downtown Bellville and local schools. Great location and great starter home!





Bellville:
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New Ulm:
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HOME

Address of Home:		32 W. Hacienda St., Bellville, TX 77418		Listing #:	
Location of Home:		32 W. Hacienda St., Bellville, TX 77418			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size:		0.51 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:		\$380,000.00			
Terms of Sale					
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:		<input type="checkbox"/> YES <input checked="" 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:					
Size and Construction:					
Year Home was Built:		1951			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms: 4		Bath: 2			
Size of Home (Approx.)		1,626 sf Living Area			
		1,626 sf Total			
Foundation:		<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Metal		Year Installed: Unknown	
Exterior Construction:		Wood			
Room Measurements: APPROXIMATE SIZE:					
Living Room:		See Floorplan with measurements			
Dining Room:					
Kitchen:					
Family Room:					
Utility:					
Bath:		<input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower			
Bath:		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:					
Bedroom:					
Bedroom:					
Bedroom:					
Other:					
Garage: <input checked="" type="checkbox"/>		Carport: <input checked="" type="checkbox"/>		No. of Cars: 2	
Size:		See Additional Information <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached			
Porches:					
Front: Size:		4' x 7'			
Back: Size:					
Deck: Size:		8'6" x 20' partially covered		<input type="checkbox"/> Covered	
Deck: Size:				<input type="checkbox"/> Covered	
Fenced Yard:		Yes with electronic gate			
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Size:			
Construction:		Metal			
TV Antenna <input type="checkbox"/>		Dish <input type="checkbox"/>		Cable <input type="checkbox"/>	
Home Features					
<input checked="" type="checkbox"/>		Ceiling Fans		No. 5	
<input checked="" type="checkbox"/>		Dishwasher			
<input type="checkbox"/>		Garbage Disposal			
<input checked="" type="checkbox"/>		Microwave (Built-In)			
<input checked="" type="checkbox"/>		Kitchen Range (Built-In)		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<input type="checkbox"/>		Refrigerator			
Items Specifically Excluded from The Sale: LIST:					
Any personal property					
Heat and Air:					
<input checked="" type="checkbox"/>		Central Heat		Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> 1	
<input checked="" type="checkbox"/>		Central Air		Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> 1	
<input type="checkbox"/>		Other:			
<input type="checkbox"/>		Fireplace(s)			
<input type="checkbox"/>		Wood Stove			
<input checked="" type="checkbox"/>		Water Heater(s):		<input type="checkbox"/> Gas <input checked="" 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			
Taxes:					
		2023		Year	
School:		\$296.12			
County:		\$459.29			
Hospital:		\$118.00			
FM Road:		\$93.09			
Rd/Brg:		\$97.88			
City:		\$498.54			
Taxes:		\$ 1,562.92			
School District:		Bellville			
Additional Information:					
Washer and Dryer stays if buyer wants them.					
19' x 20' garage with a 5' x 13' storage room and a					
12' x 14' storage room that would make a great man cave.					
20' x 30' covered carport.					
20' x 20' concrete slab that's perfect for a basketball goal.					
6' x 6' dog kennel area.					
Fire pit in backyard stays.					

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

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
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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