



1890 Historic Gem ~ Industry, Texas



Priced at \$349,500.00

#882

Nothing Says "Country Living" Like an Authentic, Vintage Farmhouse!

Situated on almost 3 acres, this circa 1890 Historic 4/2 Farmhouse in the quaint town of Industry, Texas comes complete with two historic barns that need just a little TLC.

With a wraparound front porch, it is a tranquil place to sit back with a glass of Lemonade, relax and dream your life away that only an old farmhouse can deliver. Wouldn't this make a darling B&B, with a sunroom for breakfast or an afternoon tea?

*Or, outfit one of the barns with chandeliers and a bar for an event venue....
the possibilities are endless!!*

With a newly remolded interior, this home offers lovely hardwood floors, heavy trim molding throughout, and a spacious and roomy kitchen with cabinets galore...and, that is just the beginning.

*Step back into time when life was simpler....
living in such a historic home offers a glimmer of the beauty
and timelessness of our American heritage.*





“On The Square”
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 Bellville, TX 77418
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 Fax: (979) 865-8143
 Email: monkre@att.net
 www.monkrealstate.com

1417 Main St ~ Industry, Texas



Monk #882	1417 Main St	3/4	2	Industry	\$349,500.00
Monk Listing #	Address	Bedrooms	Baths	Town	Price
Property Type	Rural Residential	Carpet	Y	Room Sizes	1st Floor Upper Floor
Ext Construction	Wood	Drapes	N	Family Room	15'2" x 13'
Lot Size	2.793 Acres	Blinds		Kitchen	14'3" x 15'2"
School District	Bellville ISD	Fireplace	N	Formal Living	12'6" x 11'
Estimated Taxes	\$3238.04 per ACAD	Dishwasher	Y	Dining	15'5" x 15'2"
Year Built	1890	Disposal	N	Master Bedroom	17'8" x 15'4"
Sq Footage in L/A	2272	Microwave	N	Bedroom #2	11' x 13'
Foundation	Pier/Beam	Refrigerator	N	Bedroom #3	10' x 13'2"
Type Floors	Oak/Carpet/Vinyl	Ceiling Fans	Y	Bedroom #4	15' x 14'5"
Type Roof	Metal (4 years old)	Storm Door/s	Y	Master Bath	11' x 8'4"
Type Walls	3/8" Sheetrock	Screens	Y	Bath #2	8' x 7'9"
Type A/C	Central	Fenced	Y	Utility Room	9'7" x 9'5"
Type Heat	Electric	Public Sewer	Y	Additional Information:	
Garage	None	Septic Tank	N	<ul style="list-style-type: none"> • Back Sunroom w/access to wood deck • 9'7" High Ceilings Downstairs • Tin Ceiling Tiles in Kitchen • Bead Board Walls underneath Sheetrock • Master Bath with Jacuzzi • Large Mature Trees 	
Patio/Deck	Back	Public Water	Y		
Porch/s	Front Wrap Around	Water Well	N		
Exclusions	None	Gas	Y	Directions: From the Austin County Courthouse, take W Main St to TX-159/Nelsonville Rd, turn LEFT. Continue to follow TX-159 to the town of Industry, turn RIGHT toward Main St, then LEFT toward Main St and LEFT onto Main St. Destination will be on the LEFT.	
Restrictions	None	Satellite Dish	Y		
MLS #	81146129	Cable TV Wired			
TxLS #	101649	Barn	Y		
TAX ID	R000000671	Paved Road	Y	* Specification accuracy is not guaranteed but approximated to the best of our knowledge.	



J. Frank
MONK



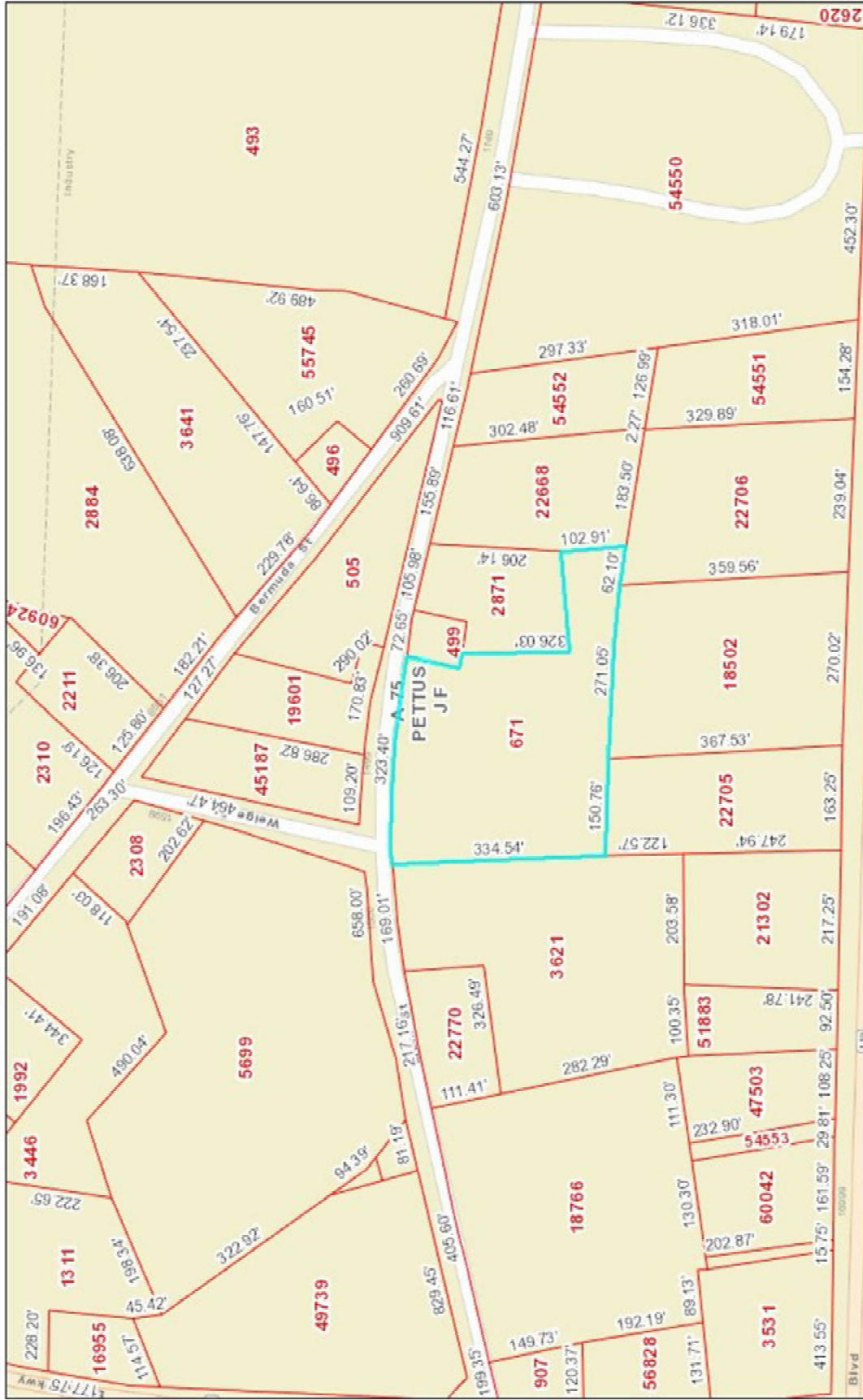
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Map Title



February 13, 2017

- Parcels
- Abstracts
- Lot Lines

Disclaimer: This product is for informational purposes only, and has not been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

1:3,009

0 0.025 0.05 0.1 m

0 0.04 0.08 0.16 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

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