



275 Camilla Circle, Bellville TX 77418

Let your imagination run wild as you picture yourself in this spacious 4 bedroom, 4 1/2 bath, 6100 sq. ft. home built with Austin Stone and brick exterior with generous porches. All of this and more on 7.05 restricted acres.

Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970

New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636



WWW.BJRE.COM



The den, kitchen and breakfast room are central to the home and feature a built in entertainment center, wood burning fireplace (with gas line), lots of natural light and access to the back patio. The kitchen boasts a granite island with seating for 6 and Kenmore Elite appliances throughout. The entire 1st level of the home has polished stained concrete flooring.





HOME OFFICE



BONUS ROOM



LOT OR ACREAGE LISTING

Location of Property: Sanders Estate Subdivision Listing #: 101547
Address of Property: 275 Camilla Circle, Bellville TX 77418 Road Frontage:
County: Austin Paved Road: YES NO For Sale Sign on Property? YES NO
Subdivision: Sanders Estate Lot Size or Dimensions: 7.05 Acres
Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 7.0500
Price per Acre (or)
Total Listing Price: \$799,000.00

Terms of Sale:

Cash: YES NO
Seller-Finance: YES NO
Sell.-Fin. Terms:
Down Payment:
Note Period:
Interest Rate:
Payment Mode: Mo. Qt. Ann.
Balloon Note: YES NO
Number of Years:

Property Taxes: Year: 2016

School: \$8,279.08
County: \$2,644.27
Hospital: \$369.81
FM Road: \$536.32
SpRd/Brg: \$444.94
TOTAL: \$12,274.42

Agricultural Exemption: Yes No

School District: Bellville I.S.D.

Minerals and Royalty:

Seller believes None *Minerals
to own: None *Royalty
Seller will None Minerals
Convey: None Royalty

Leases Affecting Property:

Oil and Gas Lease: Yes No

Lessee's Name:

Lease Expiration Date:

Surface Lease: Yes No

Lessee's Name:

Lease Expiration Date:

Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s):

Pipeline:
Roadway:
Electric: San Bernard Electric
Telephone: AT & T
Water:
Other:

Improvements on Property:

Home: YES NO
Buildings: 4 Car Garage with storage (Brick/Stone)

Barns:

Others:

% Wooded: 40%

Type Trees: Oaks/Yaupon

Fencing: Perimeter YES NO

Condition: Good

Cross-Fencing: YES NO

Condition:

Ponds: Number of Ponds: None

Sizes:

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: Appx. 2008 Depth: Unknown

Community Water Available: YES NO

Provider:

Electric Service Provider (Name):

San Bernard Electric Cooperative

Gas Service Provider

Bellville Butane

Septic System(s): How Many: One

Year Installed: Appox. 2008

Soil Type:

Grass Type(s):

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 of Sellers personal property located on said 7.05 acres

Additional Information:

Electronic Gate with keypad

Sprinkler System

Wooded Walking Trail

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

HOME LISTING

Address of Home: 275 Camilla Circle, Bellville, Tx. 77418 Listing # 101547

Location of Home: Sanders Estates Subdivision

County or Region: Austin For Sale Sign on Property? YES NO

Subdivision: Sanders Estates Subdivision Property Size: 7.05 Acres

Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$799,000.00

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: 2008

Lead Based Paint Addendum Required if prior to 1978: YES

Bedrooms: 4 Bath: 4 1/2

Size of Home (Approx.) 6,100 Living Area

9,128 Total

Foundation: Slab Pier/Beam Other

Roof Type: composition Year Installed: 2008

Exterior Construction: Stone/Brick

Room Measurements: APPROXIMATE SIZE:

Living Room: 16x12

Dining Room: 13x12

Kit/Brkfast/Den 22x18

2nd Floor: 22x46 great room; 20x20 Media Rm; & Full Bath

Utility: 11x8 with shower

Mstr Bath: Glass Block with dual heads Tub Shower

Jack/Jill bath: Shared w/separate vanity & sink Tub Shower

GuestSte Bth: Marble/Rain glass Tub Shower

Master Bdrm: 16x17 with tray ceiling - Patio Access

Down: 14x13

Down: 13x11

Guest Suite 12x16

Home Office: 10x17 with french doors

Garage: Carport: No. of Cars: 4

Size: 1488 sq. ft. Attached Detached

Porches:

Front: Size: 252 sq. ft.

Back: Size: 1288 sq. ft.

Deck: Size: Covered

Deck: Size: Covered

Fenced Yard: Entire 7 acres is fenced

Outside Storage: Yes No Size: Storage in garage

Construction: Brick and Stone- 2 overhead doors

TV Antenna Dish Cable

Home Features

Ceiling Fans No. 11

Dishwasher

Garbage Disposal

Microwave (Built-In)

Kitchen Range (Built-In) Gas Electric

Double Convection/Conventional Ovens

Items Specifically Excluded from The Sale: LIST:

All of sellers personal property located on said 7.05 acres

Heat and Air:

Central Heat Gas Electric # Units: 3

Central Air Gas Electric # Units: 3

Other:

Fireplace (Wood Burning) Gas Present

Wood Stove

Water Heater(s): Gas Electric

Utilities:

Electricity Provider: San Bernard Electric

Gas Provider: Bellville Butane

Sewer Provider: Septic

Water Provider: San Bernard Electric

Water Well: YES NO Depth: Unknown

Year Drilled: Approx 2008

Average Utility Bill: Monthly:

Taxes: 2016 Year

School: \$8,279.08

County: \$2,644.27

Hospital: \$369.81

FM Road: \$536.32

SpRd/Brg: \$444.94

Taxes: \$12,274.42

School District: Bellville

Additional Information:

Kenmore Elite appliances

Ice Machine

Rinnai Hot Water Heater

Polished Stained Concrete throughout 1st level

Carpeted stairway and 2nd level

Generous Pantry with built-in counter/cabinets and shelving

Built-in Entertainment Center in Living and Den

Security System installed

Tons of Storage

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



This 7 acre property with natural wooded areas behind the house also has a detached 4 car garage with additional space for storage. With this property, you really can have it ALL!! Call to schedule an appointment today.





Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

<u>BJRE Holdings L.L.C.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004851</u> License No.	<u>kzapalac@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
---	-------------------------------	-----------------------------------	--------------------------------

<u>William R. Johnson, Jr.</u> Designated Broker of Firm	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
---	------------------------------	--------------------------------------	--------------------------------

<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> 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

TAR 2501

IABS 1-0

Bill Johnson, P O Box 294 Bellville TX 77418
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

IABS Forms (New)

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