112 North Holland Street Bellville



This historic 1908 two story home has been carefully restored and welcomes you with its charm and exquisite architecture. The entry provides access to the formal dining room on the left and formal living room with library to the right. The grand staircase leads to the four bedrooms, two baths on the second level, plus a parlor that opens onto a spacious porch. Special features in the home include a chandelier in the entry from the Rice Hotel, 10 ft. ceilings, wide baseboards, 2 fireplaces, double staircases, granite countertops in the kitchen, claw foot tub, wood floors, large porches. Don't miss this opportunity to enjoy relaxing on the wood deck overlooking the large shaded backyard. This lovely home awaits you. Schedule your private showing today.

Bill Johnson and Associates Real Estate Bellville (979) 865-5969 New Ulm (979) 992-2636



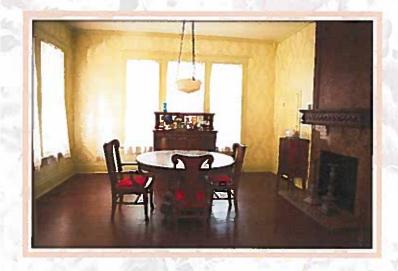


This Grand home was built in 1908 by local lawyer C.St. Matthaei. One of the rooms housed a library with an extensive collection of books that Mr. Matthaei graciously shared with people in the area. It the time it was the only library. In later years the house became a boarding house and tourist home.

Bellville Historical Society Publication



















Bill Johnson and Associates Real Estate Co.

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FM 1094 @ Cedar St., New Ulm, TX 78950

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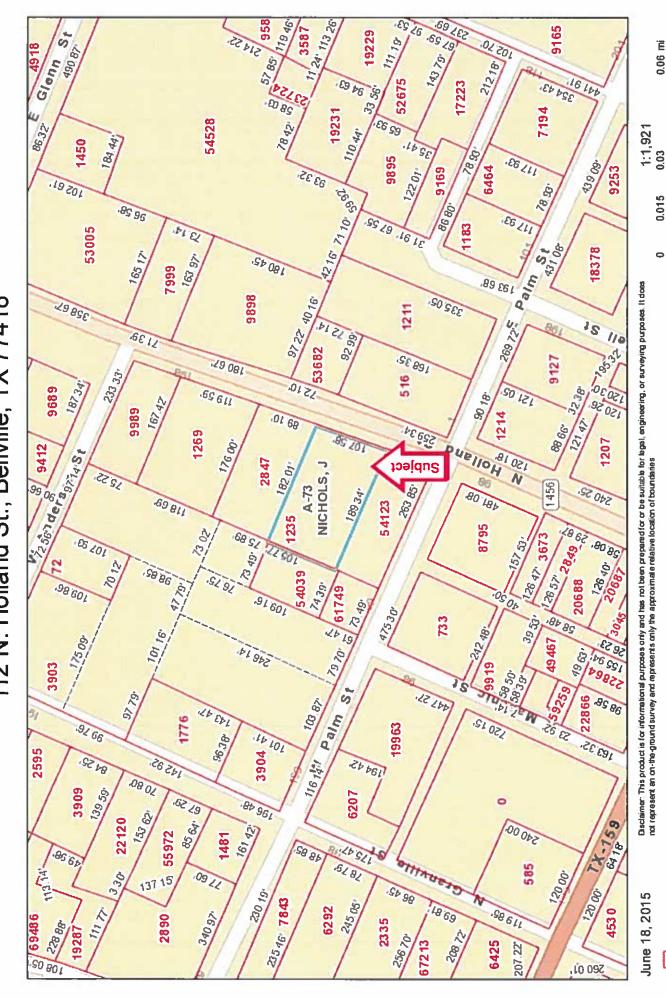
www.bjre.com

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HOME LISTING

Address of Home:	112 N. Holland St., Bellville,				
Location of Home:	Located in the City Limits of Bellville	le			
County or Region:	Austin	For Sale Sign on Property? YES NO			
Subdivision:	None	Property Size: 0.653 acre lot			
Subdivision Restricted:	☐ YES ☑ NO Mandatory M	Membership in Property Owners' Assn. ☐ YES ☑ NO			
<u>Listing Price:</u>	\$365,000.00	Home Features			
Terms of Sale		☑ Ceiling Fans No7			
Cash:	✓ YES □ NO	☑ Dishwasher			
Seller-Finance:	☐ YES ☑ NO	Garbage Disposal			
SellFin. Terms:	Mai store	☐ Microwave (Built-In)			
Down Payment:		☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric			
Note Period:		☑ Refrigerator			
Interest Rate:		Items Specifically Excluded from The Sale: LIST:			
Payment Mode:	☐ M Qt. ☐ S.A. ☐ A	All of Sellers Personal Property located in and on said			
Balloon Note:	☐ YES ☐ NO	property.			
Number of Years:					
		Heat and Air:			
Size and Construction:		☑ Central Heat ☑ Gas Electric ☐			
Year Home was Built:	1908	☑ Central Aiı □ Gas Electric ☑			
Lead Based Paint Addendum R		Other:			
Bedrooms: 4-All Up	Bath 2.5	-11 · · · · · · · · · · · · · · · · · ·			
Size of Home (Approx.)	3,413 Living Area	☐ Wood Stove			
CI-NO DO	Total	☑ Water Heater(s): ☑ Gas ☐ Electric			
Foundation: Slab Pie					
Roof Type: Metal	Year Installed: 2013	Utilities:			
Exterior Construction:	Cypress Siding	Electricity Provider: City of Bellville			
	<u>-</u>	Gas Provider: City of Bellville			
Room Measurements:	APPROXIMATE SIZE:	Sewer Provider: City of Bellville			
	djoining Library: 10 x 19	Water Provider: City of Bellville			
	ront Entry:	Water Well; ☐ YES ☑ NO Depth: N/A			
	utlers Pantry: 8 1/2 x 5	Year Drilled:			
Family Room: 12 x 15 1/2 *	Off of the kitchen	Average Utility Bill: Monthly: Unknown-Wkend home only			
Utility/Storage: 8 x 10					
-	Downstairs	Taxes: 2014 Year			
Upst Bath: 10 x 7 Single		School: \$4,528.89			
Moster Rdm: 13 x 9 1/2 Do	Oouble Sinks	<u> </u>			
Master Bdrm: 15 x 15 Bedroom: 15 x 15		City: \$503.57			
	1/2 w/ Fireplace	Hospital: \$227.88 Other: \$931.30			
	Porch & Balcony	Other: \$931.30 Taxes: \$7,551.03			
Bedroom: 12 x 15 W/ P Upst Parlor: 11 1/2 x 12 1		School District: Bellville 1. S. D.			
Garage: ☐ Carport: ☑	No. of Cars: 2	School district:			
Garage: ☐ Carpon: ☑ Size: w/ Small Storage					
Porches: w/ Small Storage	8 form attached Attached [4] Dolderson	Double Staircase-1 From Entryway-2nd is off the kitchen			
Front: Size: First Floor:	11 1/2 x 50 covered	Marble Tile Fireplace Surround			
Front: Size: Second Floor		10' Ceilings			
Deck: Size: 15 1/2 x 10 1		3rd Floor Attic			
Deck: Size: 15 1/2 x 10 1	Covered	-			
Fenced Yard: Yes	00.0.2	Granite countertops in kitchen			
Outside Storage: Yes	No Size: 8x16	Hardwood Flooring			
Construction:	Hardi board	Crushed Granite gravel driveway and walk ways			
TV Antenna	Dish ☐ Cable ☑	sprinkler system			
		ATE COMPANY WILL CO-BROKER IF BUYER IS			
ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.					

112 N. Holland St., Bellville, TX 77418



Austin County Appraisal District & BIS Consulting - www.bisconsultants.com Sources: Esri, HERE, DeLome, USGS, Intermap, increment P. Corp., NRCAN, Esri (Thaland), 0.05 0.025

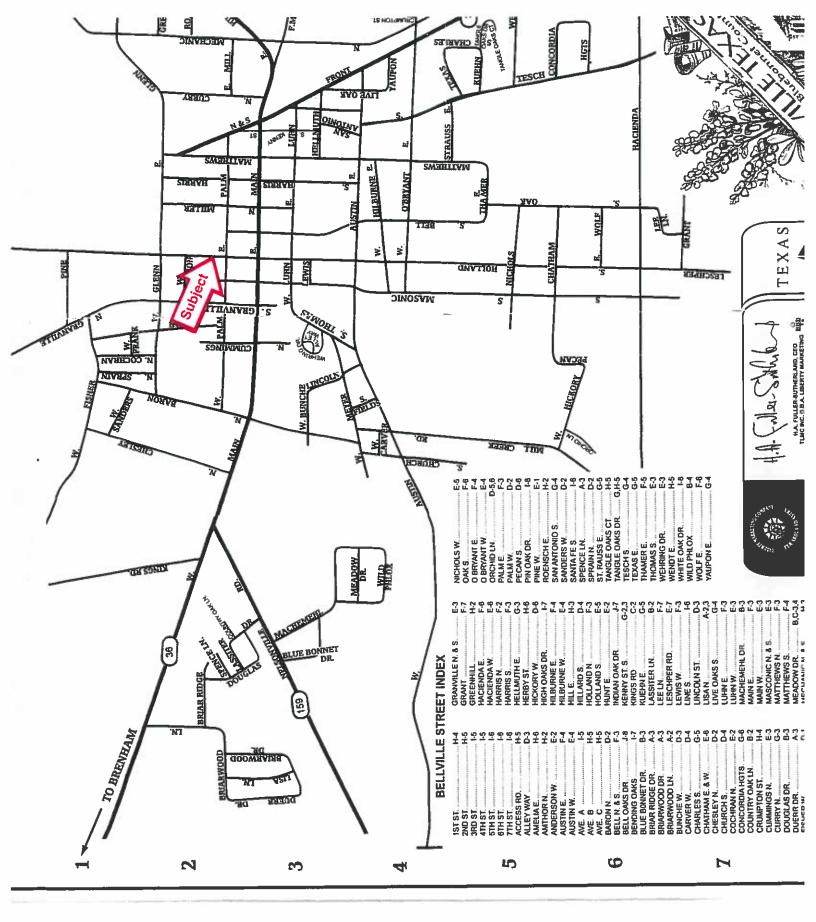
> Abstracts Lot Lines

Parcels

0.1 km

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Information About Brokerage Services

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
E	Buyer/Tenant/Seller/Landlord Initia	ls Date	
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IABS Forms (New)

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