



2714 Talbott St.- Houston

This Executive home sits on an exceptional double lot in the heart of West U and features 5 bedrooms, 4 ½ baths, lavish master suite with balcony, beautiful plantation shutters, soaring ceilings and wood flooring throughout.

This home has been lovingly cared for and offers it's new owners space, privacy and security; all within minutes of shopping, dining, museums and the medical center.

Bellville Office
420 E. Main Street
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Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

New Ulm Office
424 Cedar Street
New Ulm TX 78950
979-992-2636
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- *Rare double lot
- *Privacy wall
- *Low maintenance landscaping
- *Perfectly suited for a pool



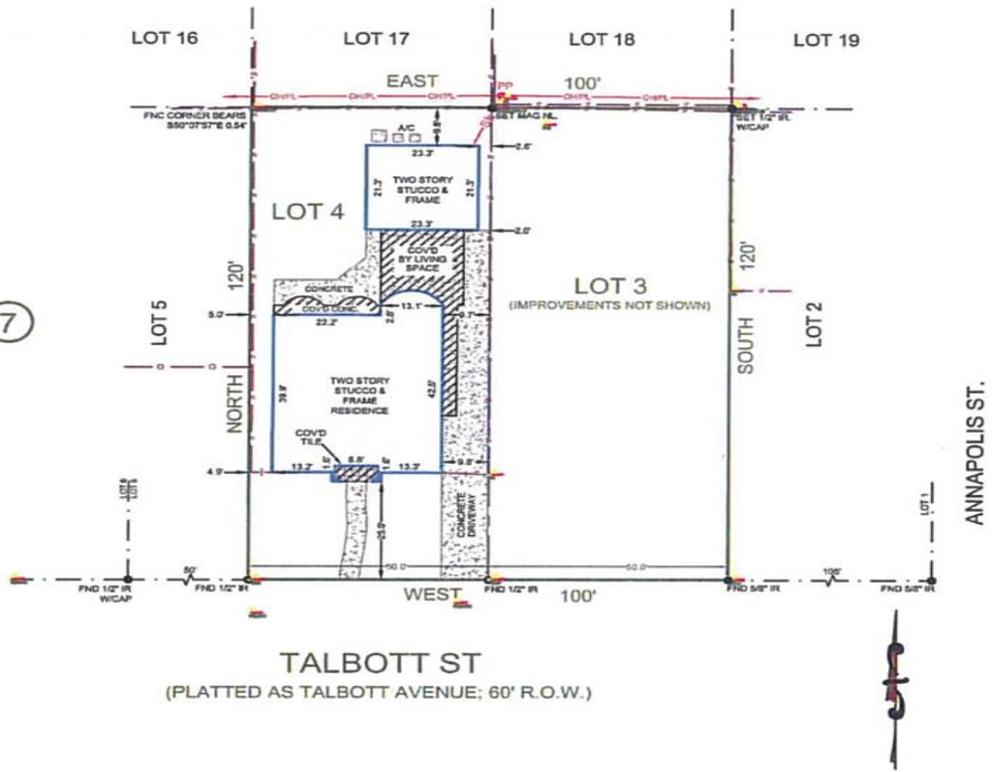


HOME LISTING

Address of Home:		2714 Talbott St., Houston TX 77005		TXLS #: 102453	
Location of Home:		Between Buffalo Speedway and Kirby Dr. in West University			
County or Region:		Harris		For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		West University Place		Property Size: Double Lot 12,000 SF	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Mandatory Membership in Property Owners' Assn. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Listing Price:		\$2,181,000.00			
Terms of Sale		Home Features			
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Ceiling Fans		No. 10	
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> Dishwasher			
Sell.-Fin. Terms:		<input checked="" type="checkbox"/> Garbage Disposal			
Down Payment:		<input checked="" 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 checked="" type="checkbox"/> Refrigerator			
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 of sellers personal property located on and in			
Number of Years:		2714 Talbott St. Houston TX 77005			
Size and Construction:		Heat and Air:			
Year Home was Built: 1998		<input checked="" type="checkbox"/> Central Heat		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> 3	
Lead Based Paint Addendum Required if prior to 1978: <input type="checkbox"/> YES		<input checked="" type="checkbox"/> Central Air		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> 3	
Bedrooms: 5 Bath: 4 1/2		<input type="checkbox"/> Other:			
Size of Home (Approx.)		<input checked="" type="checkbox"/> Fireplace(s)		Gas Logs	
Per head 4,172 Total		<input type="checkbox"/> Wood Stove			
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Water Heater(s):		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Roof Type: Composition Shingles Year Installed: 1998		Utilities:			
Exterior Construction: Stucco		Electricity Provider:		Reliant	
Room Measurements: APPROXIMATE SIZE:		Gas Provider:		Centerpoint	
Living Room: 17 x 12 with custom built-ins		Sewer Provider:		City of West University	
Dining Room: 12 x 15		Water Provider:		City of West University	
Kitchen: 12 x 23 with butler's pantry		Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Depth:	
Family Room: 21'9" x 21'10" with fireplace		Year Drilled:			
Utility: 8 x 8 (2nd story with sink)		Average Utility Bill: Monthly:			
2nd story Baths: 8x7; 11x12 Jack/Jill <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		Taxes: 2016 Year			
Master Bath: 21 x 20 w/dressing rooms <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		School:		\$15,389.00	
Mstr Bdrm: 19 x 16 with built-ins and Balcony		County:		\$6,016.00	
Fnt Bedroom: 17 x 12		FldControl:		\$409.00	
Fnt Bedroom: 12'2" x 13'2"		Port Auth:		\$193.00	
Bk Bedroom: 12 x 12'5" with Balcony		Hosp Dist:		\$2,481.00	
2nd story Den: 15'4" x 22 with french doors opening to balcony		Taxes:		\$32,020.00	
3rd story: 29'3" x 10 with full bath and full wall of closets		School District:		Houston ISD	
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: Two (20x23 with storage)		Additional Information:			
accessed via covered breezeway <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		Additional Taxing Jurisdicions:			
Porches:		Harris Co. Educ Dept			
Fnt Alcove: 2 x 4 <input checked="" type="checkbox"/> Covered		Houston Community College			
Back Patio: Covered with breezeway to garage-2 ceiling fans		West University Place			
Deck: Size:					
Deck: Size:					
Fenced Yard: YES		*A Full list of deed restrictions can be found at			
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: Inside garage is added		www.westutx.gov			
storage					
TV Antenna <input type="checkbox"/> Dish <input checked="" 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.

7



TALBOTT ST
(PLATTED AS TALBOTT AVENUE; 60' R.O.W.)

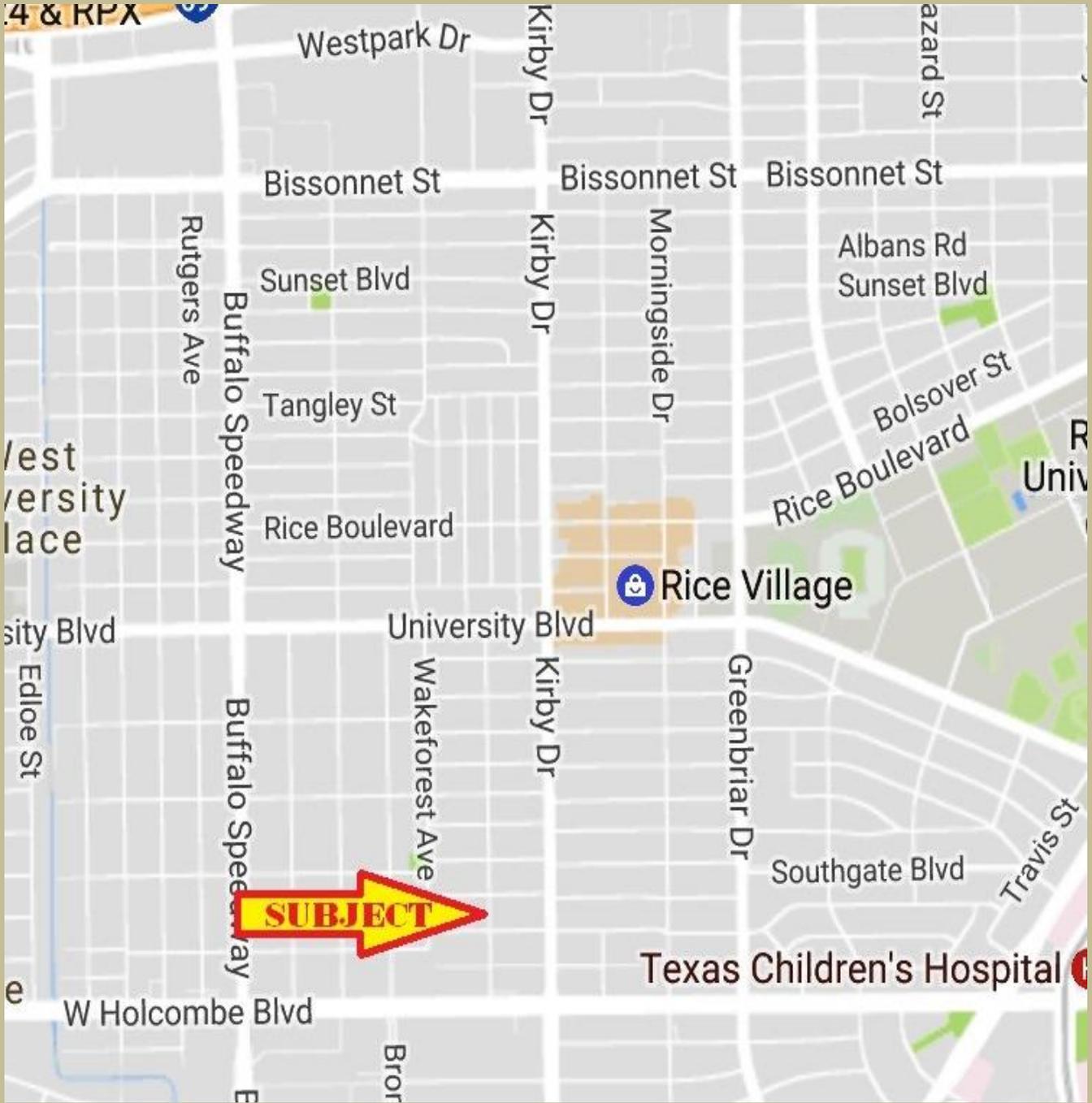
SCALE: 1" = 30'

LEGEND	
	OVERHEAD POWER LINE
	POWER POLE
	SERVICE LINE
	PROPERTY CORNER
	WOOD FENCE
	WROUGHT IRON FENCE

NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY ALAMO TITLE COMPANY UNDER OF No. ATH- 09-ATH12018801LG
- 2.) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE ADDITIONAL EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- 3.) SUBJECT TO A STORM SEWER AND/OR SANITARY SEWER LINE WITHIN THE REAR PORTION OF THE PROPERTY PER UNREVISED MAP DATED APRIL 27, 1959, FROM THE CITY OF WEST UNIVERSITY PLACE.

- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION OR ANY OTHER JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON OR SAID OTHER JURISDICTION ORDINANCES.
- BEARINGS SHOWN ARE ASSUMED CARDINAL & BASED ON THE RECORDED PLAT.



In the heart of the city near Rice University, the Medical Center and downtown Houston.



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
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<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
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<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
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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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

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IABS Forms (New)

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