



## 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  
Bellville TX 77418  
979-865-5969  
[www.bjre.com](http://www.bjre.com)

*Texas is Our Territory*

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**Bill Johnson & Associates**  
**Real Estate**

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*Since 1970*

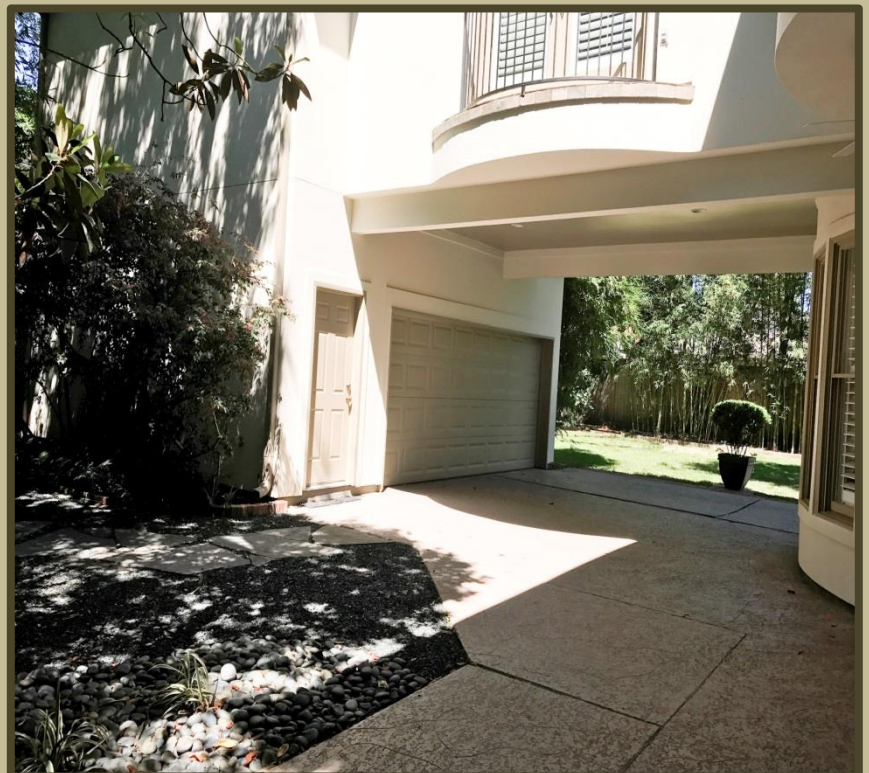
New Ulm Office  
424 Cedar Street  
New Ulm TX 78950  
979-992-2636  
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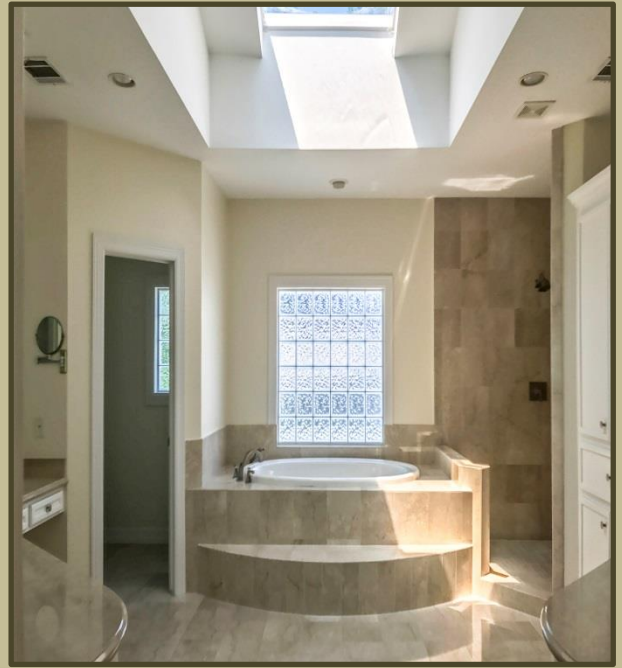




- \*Rare double lot
- \*Privacy wall
- \*Low maintenance landscaping
- \*Perfectly suited for a pool







## 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	
<b>Listing Price:</b>		<b>\$2,181,000.00</b>			
<b>Terms of Sale</b>					
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:					
<b>Size and Construction:</b>					
Year Home was Built:		1998			
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES			
Bedrooms:	5	Bath:	4 1/2		
Size of Home (Approx.)		Living Area			
		Per head		4,172 Total	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other				
Roof Type:	Composition Shingles		Year Installed: 1998		
Exterior Construction:	Stucco				
<b>Room Measurements:</b>		<b>APPROXIMATE SIZE:</b>			
Living Room:	17 x 12 with custom built-ins				
Dining Room:	12 x 15				
Kitchen:	12 x 23 with butler's pantry				
Family Room:	21'9" x 21'10" with fireplace				
Utility:	8 x 8 (2nd story with sink)				
2nd story Baths:	8x7; 11x12 Jack/Jill	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Master Bath:	21 x 20 w/dressing rooms	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Mstr Bdrm:	19 x 16 with built-ins and Balcony				
Fnt Bedroom:	17 x 12				
Fnt Bedroom:	12'2" x 13'2"				
Bk Bedroom:	12 x 12'5" with Balcony				
2nd story Den:	15'4" x 22 with french doors opening to balcony				
3rd story:	29'3" x 10 with full bath and full wall of closets				
Garage: <input checked="" type="checkbox"/>	Carport: <input type="checkbox"/>	No. of Cars:	Two (20x23 with storage)		
accessed via covered breezeway		<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached		
<b>Porches:</b>					
Fnt Alcove:	2 x 4	<input checked="" type="checkbox"/> Covered			
Back Patio:	Covered with breezeway to garage-2 ceiling fans				
Deck: Size:					
Deck: Size:					
Fenced Yard:	YES				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	Inside garage is added		
	storage				
TV Antenna <input type="checkbox"/>	Dish <input checked="" type="checkbox"/>	Cable <input type="checkbox"/>			

### Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	10
<input checked="" type="checkbox"/>	Dishwasher		
<input checked="" type="checkbox"/>	Garbage Disposal		
<input checked="" type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator		

### Items Specifically Excluded from The Sale: LIST:

All of sellers personal property located on and in  
2714 Talbott St. Houston TX 77005

### Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	<input checked="" type="checkbox"/> Gas	Electric	<input checked="" type="checkbox"/>	3
<input checked="" type="checkbox"/>	Central Air	<input checked="" type="checkbox"/> Gas	Electric	<input checked="" type="checkbox"/>	3
<input type="checkbox"/>	Other:				
<input checked="" type="checkbox"/>	Fireplace(s)	Gas Logs			
<input type="checkbox"/>	Wood Stove				
<input checked="" type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric		

### Utilities:

Electricity Provider:	Reliant
Gas Provider:	Centerpoint
Sewer Provider:	City of West University
Water Provider:	City of West University
Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Depth:
	Year Drilled:
Average Utility Bill:	Monthly:

### Taxes:

	2016	Year	
School:			\$15,389.00
County:			\$6,016.00
FldControl:			\$409.00
Port Auth:			\$193.00
Hosp Dist:			\$2,481.00
Taxes:			\$32,020.00

### School District:

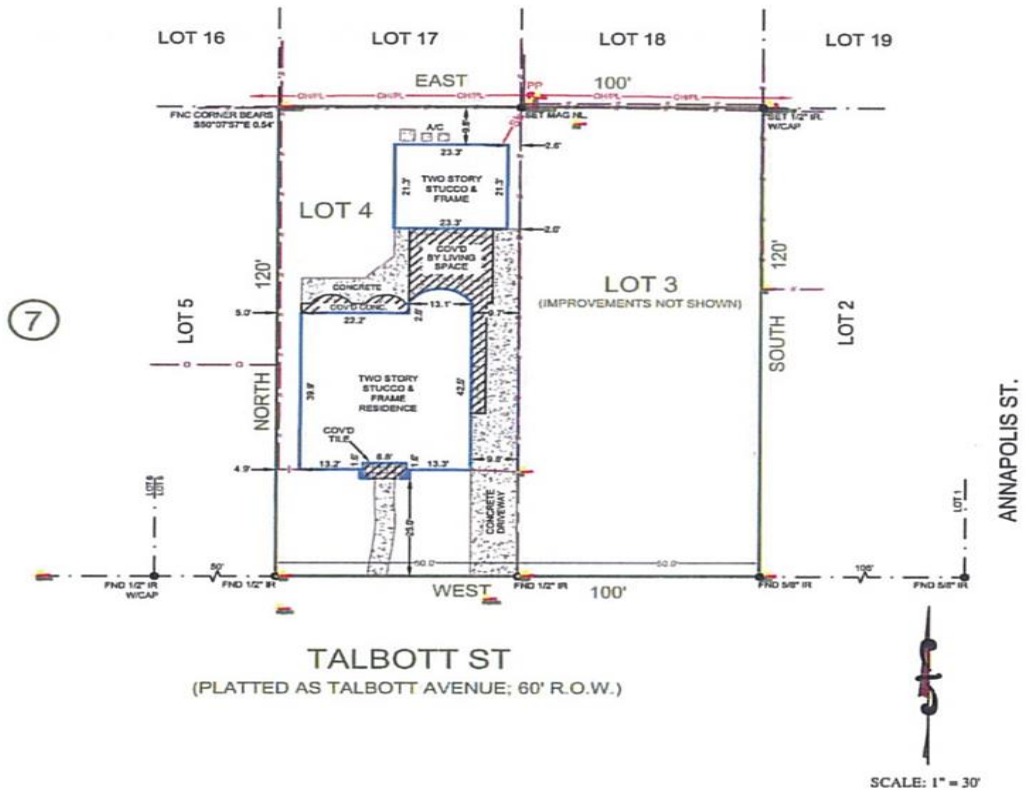
Houston ISD

### Additional Information:

Additional Taxing Jurisdicions:	
Harris Co. Educ Dept	
Houston Community College	
West University Place	

\*A Full list of deed restrictions can be found at  
[www.westutx.gov](http://www.westutx.gov)

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



#### 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- 99-ATH12918801LG
- 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.

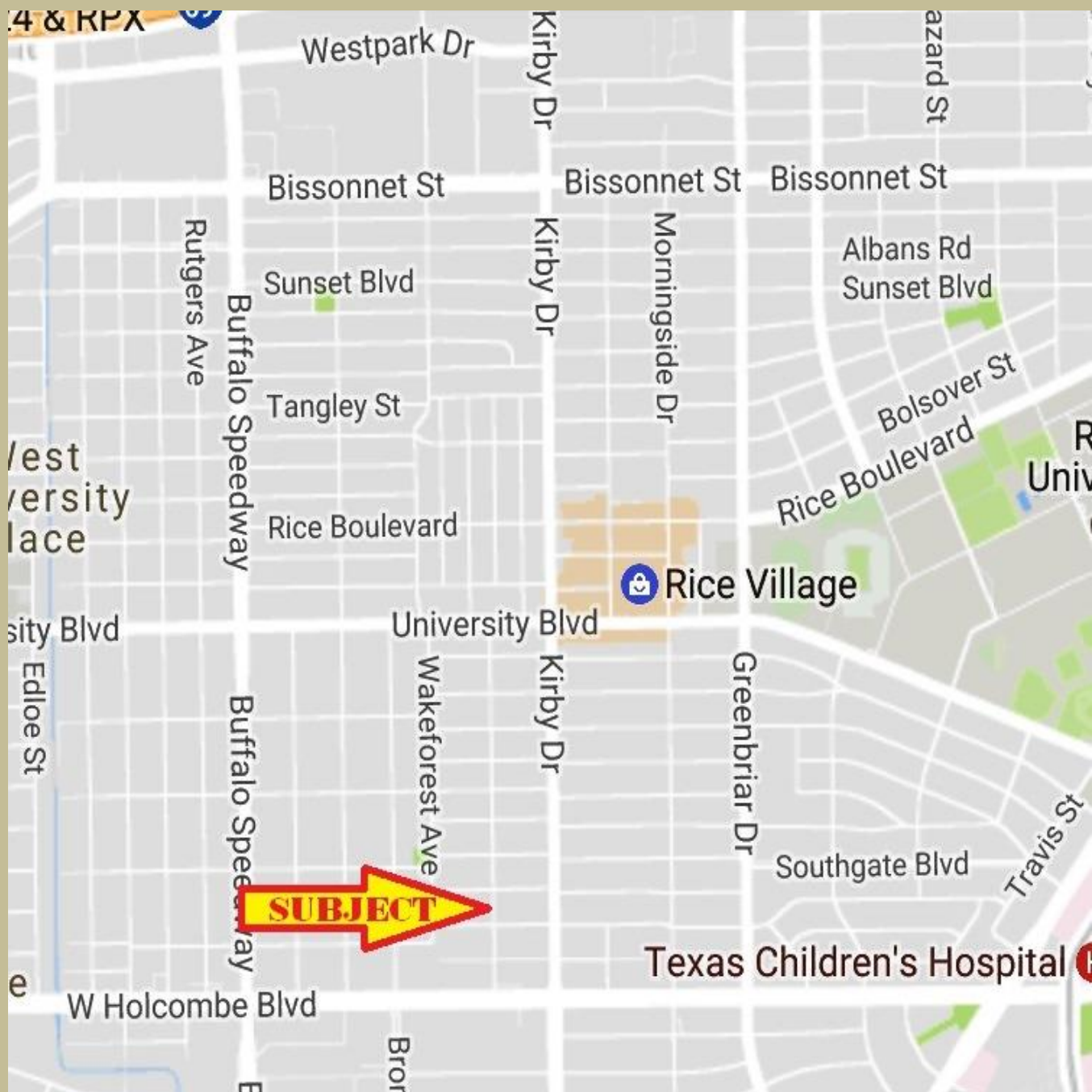
- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION OR ANY OTHER JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON OR SAID OTHER JURISDICTION ORDINANCES.

- BEARINGS SHOWN ARE ASSUMED CARDINAL & BASED ON THE RECORDED PLAT.

#### LEGEND

—CHPL—	OVERHEAD POWER LINE
● PP	POWER POLE
—SL—	SERVICE LINE
●	PROPERTY CORNER
—//—	WOOD FENCE
— —	WROUGHT IRON FENCE





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

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

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

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

IABS 1-0

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IABS Forms (New)

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