



Lovely 3 Bedroom 2 Bath



5303 Lincoln Green
Dr., and Katyland
Katy, TX 77449

Harris County

Large Lot 0.18 Ac, 1,526 Sq. Ft.

Living Area, 2 Car Garage



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This property has much to offer to a New Proud Owner!! Located in Katy on the North side just off Katyland features a 3BR/2B main home of brick construction with approximately 1,526 total square feet, a 2 Car Garage. The Master is located at the back of the home allowing for separation from the 2nd & 3rd bedrooms for that quiet time alone. Fresh paint in all rooms and wood flooring. Hurry while its available. *Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.*



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HOME LISTING

Address of Home: 5303 Lincoln Green Dr., TX 77493		Listing 100820
Location of Home: Corner of Katyland & Lincoln Green Dr.		
County or Region: Harris	For Sale Sign on Property? ☒ YES ☐ NO	
Subdivision: Katyland	Property Size: 7700	
Subdivision Restricted: ☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn. ☒ YES ☐ NO	
Listing Price: \$165,000.00		
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: 1975		
Lead Based Paint Addendum Required if prior to 1978: ☒ YES		
Bedrooms: 3	Bath: 2	
Size of Home (Approx.) 1,526 Living Area		
1,526 Total		
Foundation: ☒ Slab ☐ Pier/Beam ☐ Other		
Roof Type: Comp	Year Installed: 2012	
Exterior Construction: Brick V		
Room Measurements: APPROXIMATE SIZE:		
Living Room: 16X20.5		
Dining Room: 10X11		
Kitchen: 11X14.5		
Family Room:		
Utility:		
Bath: 8X5 ☒ Tub ☐ Shower		
Bath: ☐ Tub ☐ Shower		
Mst Bath: 10x6 ☐ Tub ☒ Shower		
Master Bdrm: 14x15.5		
Bedroom: 11.5x11.5		
Bedroom: 11.5x13		
Bedroom:		
Other:		
Garage: ☒ Carport: ☐ No. of Cars: 2		
Size: 20x21 ☒ Attached ☐ Detached		
Porches:		
Front: Size: 3.5x3.5		
Back: Size: 15x8		
Deck: Size: ☐ Covered		
Deck: Size: ☐ Covered		
Fenced Yard: Back Only		
Outside Storage: ☐ Yes ☒ No Size:		
Construction:		
TV Antenna ☐ Dish ☒ Cable ☐		
Home Features		
☒ Ceiling Fans No. 6		
☒ Dishwasher		
☒ Garbage Disposal		
☐ Microwave (Built-In)		
☒ Kitchen Range (Built-In) ☒ Gas ☐ Electric		
☒ Oven Built-In		
Washer Dryer Connections in Garage: 220 or Gas		
Heat and Air:		
☒ Central Heat ☒ Gas Electric ☐ # Units: 1		
☒ Central Air ☐ Gas Electric ☒ # Units: 1		
☐ Other:		
☐ Fireplace(s)		
☐ Wood Stove - None		
☒ Water Heater(s): ☒ Gas ☐ Electric		
Utilities:		
Electricity Provider: RELIANT		
Gas Provider: City of Katy		
Sewer Provider: City of Katy		
Water Provider: City of Katy		
Water Well: ☐ YES ☐ NO Depth: NONE		
Year Drilled: NONE		
Average Utility Bill: Monthly:		
Taxes: 2015 Year		
School:		
County: According to TAX NET USA		
FM/Rd/Br: 2015 - RATE - 2.678722		
Hospital:		
City:		
Taxes: ESTIMATE - \$3,487.43		
School District: KATY ISD		
Additional Information:		
Storm Front Door		
District -30, Katy		
Elementary - Hutsell Elementary		
Middle School - Katy Junior High School		
High School: Katy High School		
Harris County Map: 444 Z		
Area 25 - Far West		

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

Harris County

Bill Johnson & Associates Real Estate Company | 281-731-1611 | billhodes@bjre.com





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.

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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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