



"On the Square"
10 N Holland
Bellville, Texas 77418
Phone: (979) 865-3558
Email: monkre@att.net
www.monkrealstate.com

15232 Hartman Ln ~ Cat Spring, Texas



***IF YOU ENJOY PEACEFUL AND QUIET COUNTRY LIVING
THIS IS THE PLACE FOR YOU!!***

*This 6 Acres of beautiful rolling & wooded property is available in the
much sought after Cat Spring area.*

*This 2,798 sq ft 2-Story Home Has An Open Kitchen/Dining/Living Room Floor Plan.
4 Bedrooms Downstairs, 2 Full Baths Downstairs, Master Suite with Spa Bathroom
and a Covered Deck/Balcony Upstairs.*

*Wonderful Open Fire Pit, Beautiful Mature Live Oak-Trees and Nice Stocked Pond.
Super 2,400 sq ft Metal Barn with 4, 12x12 Roll Up Doors, Miscellaneous
Outbuildings and Well/Septic are also included on this property.
Additional Acreage for purchase to total 18 acres upon request.*



*18.507 Acres of beautiful rolling and wooded property
In the much sought after Cat Spring area*



Monk #857	15232 Hartman Ln	5	3	Cat Spring	\$479,500.00	
Monk Listing #	Address	Bedrooms	Baths	Town	Price	
Property Type	Rural Residential	Carpet	Y	Room Sizes	1st Floor	Upper Floor
Ext Construction	Vinyl	Stove/Range	Y	Family Room	19'4"x23"	
Lot Size	6 Acres	Blinds	N	Kitchen	23'4"x14'	
School District	Bellville ISD	Fireplace	N	Dining	19'x12'	
Estimated Taxes	\$2371.92 per ACAD for 2015	Dishwasher	Y	Master Bedroom		23'x23'
Year Built	1996	Disposal	N	Bedroom #2	11'2"x11'2"	
Sq Footage in L/A	2798	Microwave	N	Bedroom #3	11'2"x11'2"	
Foundation	Slab	Refrigerator	N	Bedroom #4	9'3"x10'7"	
Type Floors	Carpet & Custom Tile	Ceiling Fans	Y	Bedroom #5	9'4"x14'3"	
Type Roof	Metal	Storm Door/s	Y	Master Bath		11'9"x15'7"
Type Walls	Sheetrock	Screens	Y	Bath #1	5'x11'5"	
Type A/C	Central	Fenced (Partially)	Y	Bath #2		
Type Heat	Butane Gas	Public Sewer	N	Utility Room	10'x10'	
Garage	Parking Avail in Metal Barn	Septic Tank	Y	Additional Information:		
Patio/Deck	Upper Covered Balcony	Public Water	N	★ Open Kitchen with Custom Wood Countertops		
Porch/s	Front Door	Water Well	Y	★ Vaulted Ceiling in Family Room		
Exclusions	None	Gas (Butane Tank)	Y	★ Large Upper Master Bedroom Suite with Deck		
Restrictions	None	Satellite Dish	Y	★ Master Bath with Claw Footed Tub and Spa Shower		
MLS #	32296974	Cable TV Wired	Y	★ 2 Full Baths Downstairs		
TXLS #	101910	Barn/Workshop	Y	★ Custom Wood Finish Porcelain Tile Floors		
TAX ID	R000049383	County Gravel Rd	Y	★ 24 SF Metal Barn/Workshop		
				Directions: From the Bellville Courthouse, take Main St to S Front and SOUTH on Front St to FM 2429. Travel approx 4.5 miles and turn RIGHT on FM 1094. Travel approx 1.4 miles and turn LEFT on Schwanbeck. Go 0.8 miles and turn LEFT on Hartman Lane. Approx 0.4 miles, the property will be on the RIGHT.		
				* Specification accuracy is not guaranteed but approximated to the best of our knowledge.		



The covered balcony off of the master suite upstairs offers breathtaking views of the property and the pond.

Open floorplan between the kitchen and living area is great for entertaining.

Master bathroom has double sink vanity and a clawfoot tub to relax in.



857 - Hartman
Austin, Texas, AC +/-



J Frank Monk Real Estate
P: (979)-865-3558 monkre@att.net
10N Holland St, Belville, TX 77418