



Choosing Chic and Chexry



203 S. Holland
Bellville, Texas

3 bedrooms/2 baths

1391 Square Feet

One block from the town square!



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

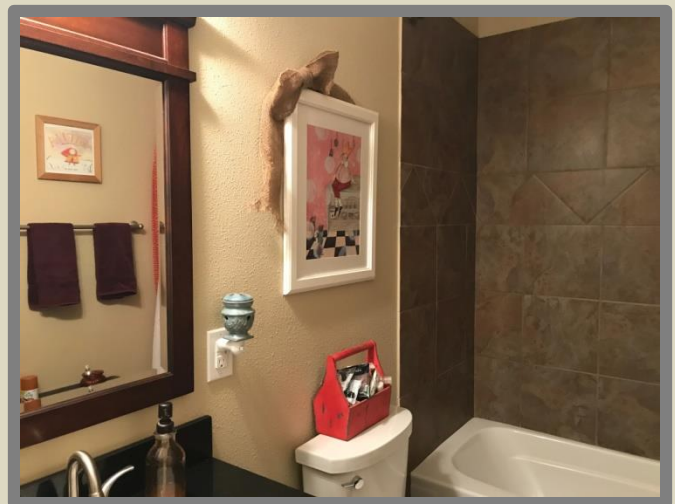
Since 1970



Charming, charismatic, cozy are just three words to describe this 3 bedroom and 2 bath home. Built in 1940 this home has been updated and made ready to move in.

From the granite countertops in the kitchen and the beautiful brick floor in the master bedroom, to the quaint picket fence in the backyard the house is warm and very inviting. Located just a block from the Bellville square it is a perfect fit for just about anyone wanting to settle down in a small town or possibly renting it out as an Airbnb to someone visiting in the area.

Check out this captivating choice!



HOME

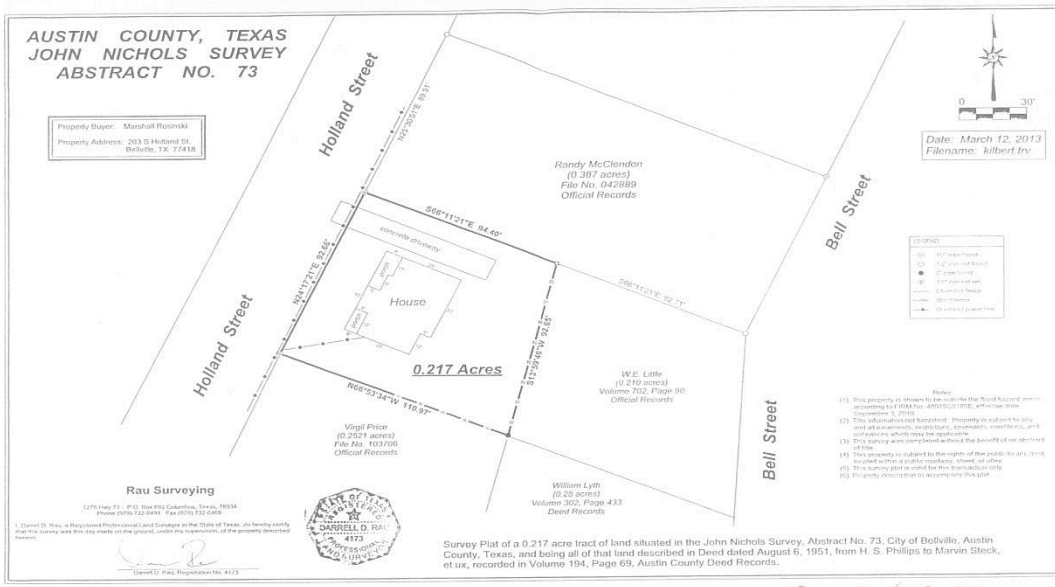
Address of Home:	203 S. Holland St. Bellville TX 77418	Listing #107219
Location of Home:	ABST A073 J NICHOLS Acres: 0.2170	
County or Region:	AUSTIN	For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:	N/A	Property Size: .2170 ACRES
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO
Listing Price:	\$167,000.00	
Terms of Sale	Home Features	
Cash: ☒ YES ☐ NO	☒ Ceiling Fans No. _____	
Seller-Finance: ☐ YES ☒ NO	☒ Dishwasher _____	
Sell.-Fin. Terms: _____	☐ Garbage Disposal _____	
Down Payment: _____	☒ Microwave (Built-In) _____	
Note Period: _____	☒ Kitchen Range (Built-In) ☒ Gas ☐ Electric	
Interest Rate: _____	☐ Refrigerator _____	
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.	<u>Items Specifically Excluded from The Sale: LIST:</u>	
Balloon Note: ☐ YES ☐ NO	ALL OF SELLERS OR LESSEE'S PERSONAL	
Number of Years: _____	PROPERTY LOCATED ON/IN 203 S HOLLAND ST.	
Size and Construction:	Heat and Air:	
Year Home was Built: 1940	☒ Central Heat Gas ☐ Electric ☒ # Units: _____	
Lead Based Paint Addendum Required if prior to 1978: ☒ YES	☒ Central Air Gas ☐ Electric ☒ _____ 1	
Bedrooms: 3 Bath: 2	☐ Other: _____	
Size of Home (Approx.) 1,391 Living Area	☐ Fireplace(s) _____	
Total	☐ Wood Stove _____	
Foundation: ☐ Slab ☒ Pier/Beam ☐ Other	☒ Water Heater(s): ☒ Gas ☐ Electric	
Roof Type: Composition Year Installed: 2014	Utilities:	
Exterior Construction: Wood	Electricity Provider: City of Bellville	
Room Measurements: APPROXIMATE SIZE:	Gas Provider: City of Bellville	
Living Room: 10'X13'	Sewer Provider: City of Bellville	
Dining Room: 8'X10'	Water Provider: City of Bellville	
Kitchen: 8'X12'	Water Well: ☐ YES ☒ NO Depth: _____	
Family Room: _____	Year Drilled: _____	
Utility: 7'X20'	Average Monthly Utility Bill: _____	
Bath: 6'X6' ☒ Tub ☒ Shower	Taxes: 2017 Year	
Bath: 10'X6' ☐ Tub ☒ Shower	School: \$1,708.80	
Bath: _____ ☐ Tub ☐ Shower	County: \$541.93	
Master Bdrm: 16'X10'	Hospital: \$78.90	
Bedroom: 10'X10'	City: \$380.14	
Bedroom: 10'X10'	FM/Rd,Brg: \$201.13	
Bedroom: _____	Taxes: \$2,910.90	
Other: _____	School District: Bellville	
Garage: ☐ Carport: ☐ No. of Cars: _____	Additional Information:	
Size: _____ ☐ Attached ☐ Detached	Real wood	
Porches:	Pergo - bedroom floor	
Front: Size: 142 sq ft. and 72 sq.ft	Laminate - kitchen floor	
Back: Size: _____	Laminate Brick floor in master bedroom	
Deck: Size: _____ ☐ Covered	Granite tile	
Deck: Size: _____ ☐ Covered	_____	
Fenced Yard: picket fence in the back with a sitting area	_____	
Outside Storage: ☐ Yes ☐ No Size: _____	_____	
Construction: _____	_____	
TV Antenna ☐ Dish ☒ Cable ☐	*Washer and Dryer do not stay	

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

**AUSTIN COUNTY, TEXAS
JOHN NICHOLS SURVEY
ABSTRACT NO. 73**

Property Buyer: Marshall Rusinski
Property Address: 203 S Holland St.
Bellville, TX 77418

Date: March 12, 2013
Filename: kilbert.lrv



Gilbert J. Schantz
Vina
Marshall Rusinski



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Texas is Our Territory
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Since 1970

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