



COUNTRY CHARMER IN CAT SPRING, TX



8448 Hillboldt Rd

Cat Spring, Tx 78933

- *4.73 Acres,**
- *Custom Built Home**
- *2729+ sq ft living space**
- *3 Bedroom, 3.5 Bath**



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



If wide open space is what you are looking for, you have found it. This large open concept home is situated on 4.73 acres in the desirable Cat Spring area. Enjoy this view from the large back porches.





The large family room has high ceilings, lots of natural light and a wood burning fireplace. Beautiful stained concrete floors are found throughout the house.





This home offers a large functional kitchen with stainless steel appliances, and generous cabinet space. The floating shelves are a perfect touch.

The country kitchen offers two ovens, one being gas and the other electric.



Enter the kitchen's enormous pantry through a charming screen door.



Upstairs you will find 2 bedrooms each with private baths. The bedrooms are large and spacious with plenty of closet space.





The charming downstairs master bedroom has its own private retreat with double sinks, footed tub and large walk in closet.



NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

Location of Property:		8448 Hillboldt Rd Cat Spring, Tx 78933		Listing #:			
Address of Property:				Road Frontage:		yes	
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Subdivision:				Lot Size or Dimensions:		4.733	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Number of Acres:		4.7330		Improvements on Property:			
Price per Acre (or)				Home:			
Total Listing Price:		\$435,000.00		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Terms of Sale:				Buildings:			
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Barns:				
Seller-Finance:		<input type="checkbox"/> YES <input type="checkbox"/> NO	Others:				
Sell.-Fin. Terms:							
Down Payment:							
Note Period:							
Interest Rate:				% Wooded:			
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.				Type Trees:			
Balloon Note: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				Fencing:			
Number of Years:				Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
				Condition:			
				Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
				Condition:			
Property Taxes:		Year: 2018		Ponds:			
School:		\$3,586.09		Number of Ponds: 1			
County:		\$1,393.57		Sizes:			
Hospital:				Creek(s):			
FM Road:		\$282.83		Name(s):			
Rd/Brg:		\$234.35		River(s):			
TOTAL:				Name(s):			
Agricultural Exemption:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water Well(s): How Many?				
School District:				Year Drilled:		Depth:	
Minerals and Royalty:				Community Water Available:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Seller believes 0%		*Minerals		Provider:			
to own: 0%		*Royalty		Electric Service Provider (Name):		Centerpoint	
Seller will 0%		Minerals		Gas Service Provider			
Convey: 0%		Royalty					
Leases Affecting Property:				Septic System(s): How Many:			
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Year Installed:		2014	
Lessee's Name:				Soil Type:			
Lease Expiration Date:				Grass Type(s):			
				Flood Hazard Zone: See Seller's Disclosure or to be		determined by survey	
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Nearest Town to Property:			
Lessee's Name:				Distance:		8 miles to Sealy, 11 Miles to Bellville	
Lease Expiration Date:				Driving time from Houston		33 miles to Katy, Tx	
Oil or Gas Locations:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Items specifically excluded from the sale:				
Easements Affecting Property:		Name(s):					
Pipeline:							
Roadway:							
Electric:				Additional Information:			
Telephone:							
Water:							
Other:							

**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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