

# 917 South Oak



A brand new listing located in one of Bellville's most desired areas! This gorgeous brick home is situated on a large lot in a quiet neighborhood. The home features 3 bedrooms, 2.5 baths, and an oversized garage. It's tile/wood flooring has recently been updated along with the interior and exterior paint, HVAC system, and roof. The fenced backyard provides a great entertaining space. This home is situated right in the center of town and close to schools and parks, it won't last long!

Bellville Office  
420 E Main  
Bellville, Tx. 77418  
979-865-5969



New Ulm Office  
424 Cedar St.  
New Ulm, Tx. 78950  
979-992-2636







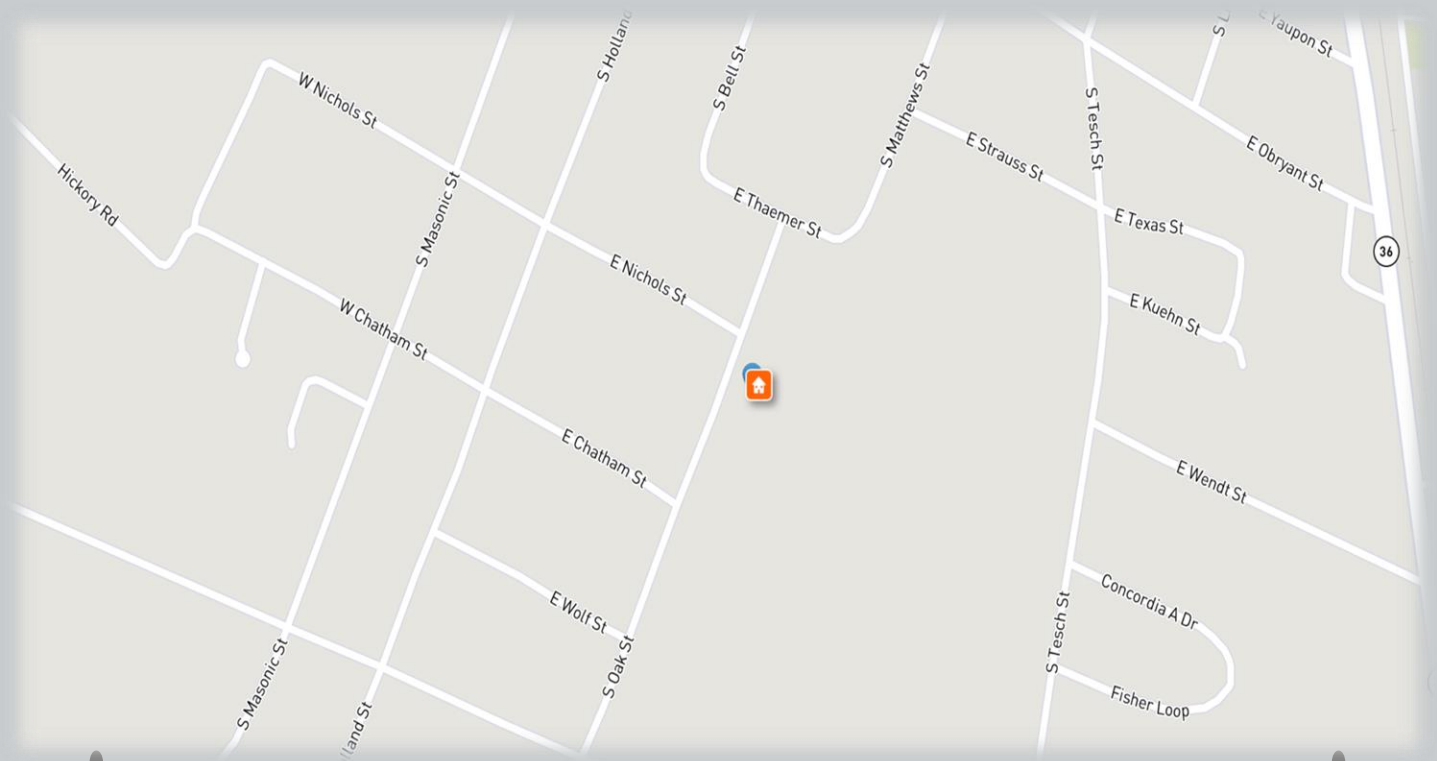
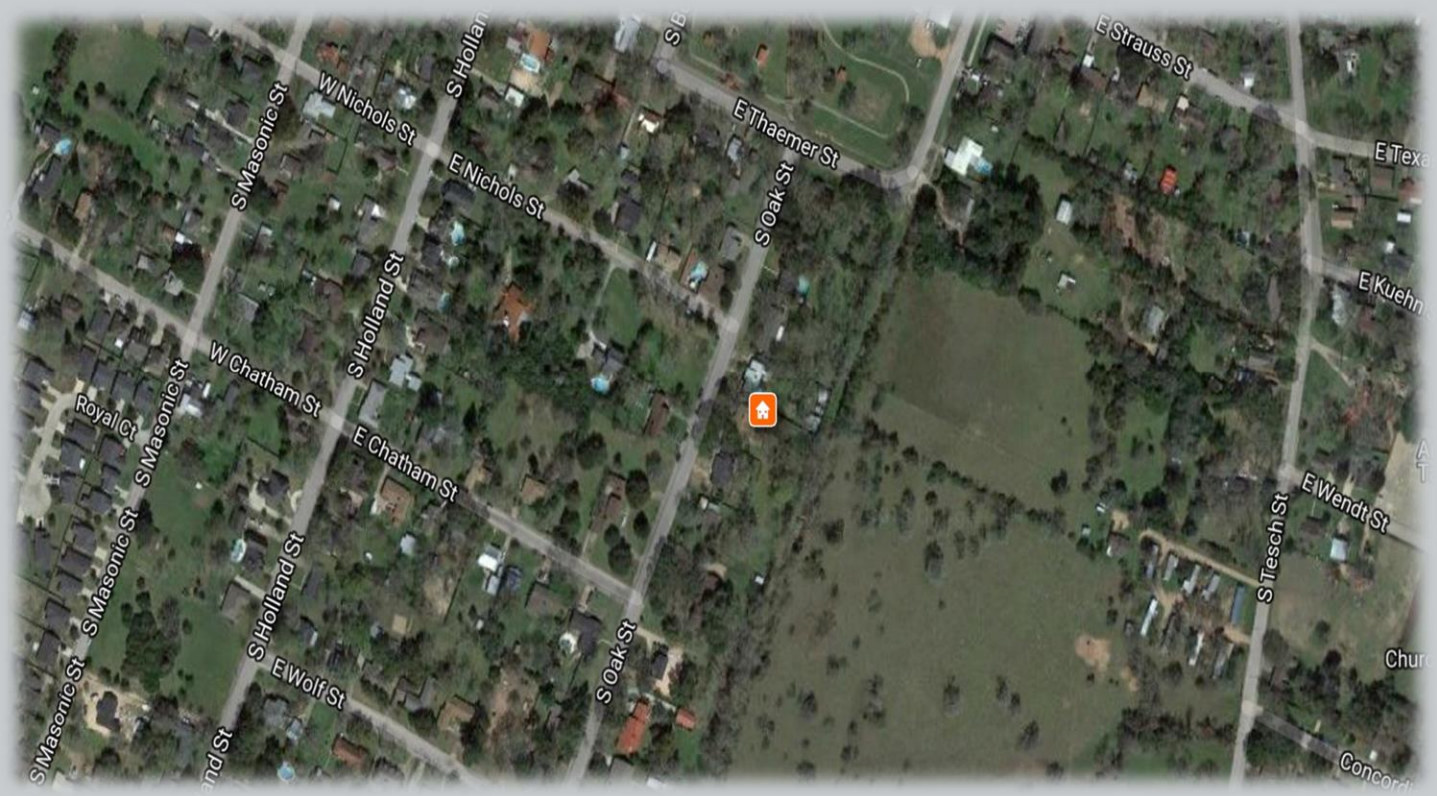
## HOME

Address of Home:		917 South Oak Street		Listing #107628	
Location of Home:		ABST A073 J Nichols			
County or Region:		Austin County		For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		n/a		Property Size: approx. .46 acres	
Subdivision Restricted:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Listing Price:		\$243,900.00			
Terms of Sale					
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:					
Size and Construction:					
Year Home was Built:		1975			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms: 3		Bath: 3 1/2			
Size of Home (Approx.)		2210 sf ft		per ACAD Living Area	
		Total			
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type: Composition		Year Installed: 2015			
Exterior Construction:		brick			
Room Measurements:		APPROXIMATE SIZE: 2210 sf			
Living Room:		12X12			
Dining Room:		12X12			
Kitchen:		12X14			
Family Room:		15X22			
Utility:					
Bath:		Master 14X17		<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:		7X11		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Master Bdrm:		14X17			
Bedroom:		11X12			
Bedroom:		12X12			
Bedroom:					
Other:					
Garage:		<input type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: 2 21x23			
Size:		with breezeway <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:					
Front: Size:					
Back: Size:					
Deck: Size:		8X18		<input checked="" type="checkbox"/> Covered	
Deck: Size:		12X12		<input type="checkbox"/> Covered	
Fenced Yard:		yes			
Outside Storage:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size:			
Construction:					
TV Antenna		<input type="checkbox"/> Dish		<input checked="" type="checkbox"/> Cable <input type="checkbox"/>	

Home Features	
<input checked="" type="checkbox"/>	Ceiling Fans No. 6
<input checked="" type="checkbox"/>	Dishwasher
<input type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Microwave (Built-In)
<input checked="" type="checkbox"/>	Kitchen Range (Built-In) <input type="checkbox"/> Gas <input type="checkbox"/> Electric
<input checked="" type="checkbox"/>	Refrigerator
Items Specifically Excluded from The Sale: LIST:	
Refrigerator	
All of sellers personal property located at 917 S Oak	
Heat and Air:	
<input checked="" type="checkbox"/>	Central Heat Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> # Units: _____
<input checked="" type="checkbox"/>	Central Air Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> # Units: _____
<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Fireplace(s)
<input type="checkbox"/>	Wood Stove
<input checked="" type="checkbox"/>	Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Utilities:	
Electricity Provider: City of Bellville	
Gas Provider: City of Bellville	
Sewer Provider: City of Bellville	
Water Provider: City of Bellville	
Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth: _____	
Year Drilled: _____	
Average Monthly Utility Bill: \$200.00	
Taxes: 2017 Year	
School: \$1,685.15	
County: \$444.95	
Hospital: \$73.89	
FM Road: \$614.35	
Rd/Brg: \$124.68	
Taxes: \$3,046.33	
School District: Bellville	
Additional Information:	

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





**NEW ULM OFFICE:**  
424 CEDAR STREET  
NEW ULM, TEXAS 78950  
(979) 992-2636





## Information About Brokerage Services

11/2/2015

*Texas law requires all real estate licensees 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.

<b>BJRE HOLDINGS,LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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)  
IABS 1-0 Date

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