



2660 Meier Rd

Sealy, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970





Impeccable ranch style home on 11 restricted acres located just west of Sealy and a short drive down I-10 from Katy, this place is the consummate entertainers dream!! In addition to the 4 bedroom/3 bath main home the property also includes a 1200 sq ft metal barn with two large overhead doors, a cabin style pool house with a full bath and a terraced patio and deck. Follow the luring sound of splashing water as it cascades down a rock slide into the refreshing pool and hot tub. After a relaxing dip step right up to the brick pizza oven for a homemade pizza on your own brick oven. And if craw fish or barbecue is more to your liking the outdoor kitchen comes complete with a craw fish boiler, a large gas grill and a warming burner not to mention a compact refrigerator and a full sized sink.

This place is Outstanding!!!! Must see in person to truly appreciate all that is offered here.



Property Amenities

- 11 Deed Restricted Acres w/Gated Entrance
- 2 Ponds, 1 Creek
- Country Home- 4 Bedrooms, 3 Baths
- Outdoor Kitchen made for entertaining
- Extensive Patio and Decking with Surround Sound
- Pool, Hot Tub and Pool Cabin with living qtrrs and bath
- Irrigation on approx. 2 acres surrounding home
- 1200 sq. ft. metal barn with 2 large overhead doors
- Sealy ISD



Home Amenities

- Size: 4,520 sq. ft. Living Area
- Single Story
- Brick Exterior
- Roof: Fiberglass Shingles
- Cedar Siding throughout
- Hickory Kitchen Cabinets
- Double Ovens
- Built-in Buffet
- Two Fireplaces
- Plantation Shutters



Vaulted Ceilings



Open Concept



Master Bedroom w/sitting area



Dining/Kitchen Combo

LOT OR ACREAGE LISTING

Location of Property:	I-10 exit Beckendorff Rd;Rt Old Columbus;Lt Meier Rd to prop on Rt		Listing #:	118270
Address of Property:	2660 Meier Road, Sealy TX 77474		Road Frontage:	Approx. 316 ft
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	Chaparral Ranches		Lot Size or Dimensions:	11.049
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:		11.0490		
Price per Acre (or)				
Total Listing Price:		\$875,000.00		
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:				
Property Taxes:		Year: 2019		
School:	\$5,720.61			
County:	\$2,181.46			
EMD#2:	\$545.91			
FM Road:	\$442.73			
Rd/Brg:	\$366.85			
TOTAL:	\$9,257.57			
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
School District:	Sealy ISD			
Minerals and Royalty:				
Seller believes	0%	*Minerals		
to own:	0%	*Royalty		
Seller will	0%	Minerals		
Convey:	0%	Royalty		
Leases Affecting Property:				
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Lessee's Name:				
Lease Expiration Date:				
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Lessee's Name:				
Lease Expiration Date:				
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Easements Affecting Property:		Name(s):		
Pipeline:				
Roadway:				
Electric:	Reliant Energy			
Telephone:				
Water:				
Other:				
Improvements on Property:				
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Buildings:	Pool Cabin (504 sq.ft. w/full bathrm (shower), kitchen sink, mini frig, vaulted ceiling)			
Barns:	1200 sq ft metal barn w/2 overhead doors			
Others:	35,000 gallon chlorine pool/hot tub/water slide small shed			
% Wooded:	Less than 5%			
Type Trees:	Cypress;River Birch;LiveOak;Pecans;variety Fruit trees			
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:	Good		
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:	Good		
Ponds:	Number of Ponds:	Two		
Sizes:	Small duck pond; 1/8 acre w/electricity			
Creek(s):	Name(s):	Crooked Branch		
River(s):	Name(s):	None		
Water Well(s): How Many?		One		
Year Drilled:	2006	Depth:	185'	
Community Water Available:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Provider:				
Electric Service Provider (Name):				
Reliant Energy				
Gas Service Provider				
Propane tank- Serviced by Sealy Butane Co				
Septic System(s): How Many?		One		
Year Installed:	2006			
Soil Type:	Loamy Fine Sand			
Grass Type(s)	Bahia			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property:		Sealy		
Distance:	8.5 Miles			
Driving time from Houston	50 Minutes			
Items specifically excluded from the sale:				
All of Sellers personal property located on said 11.049 acres				
Additional Information:				
Outdoor kitchen/Living Space w/granite counters, fireplace w/pizza oven, crawfish boiler, grill				
Approx 2 acres around home have irrigation system				

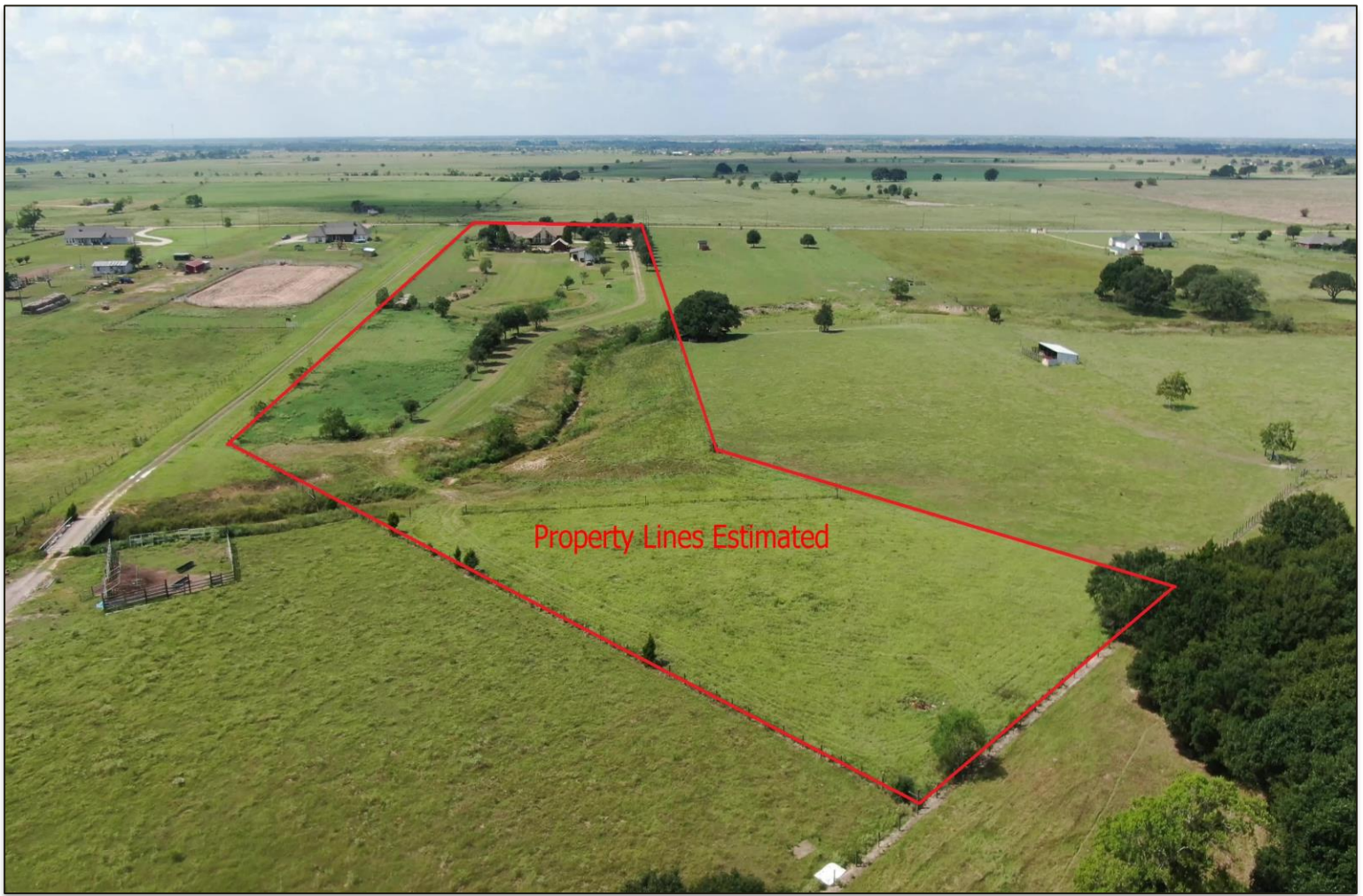
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

HOME

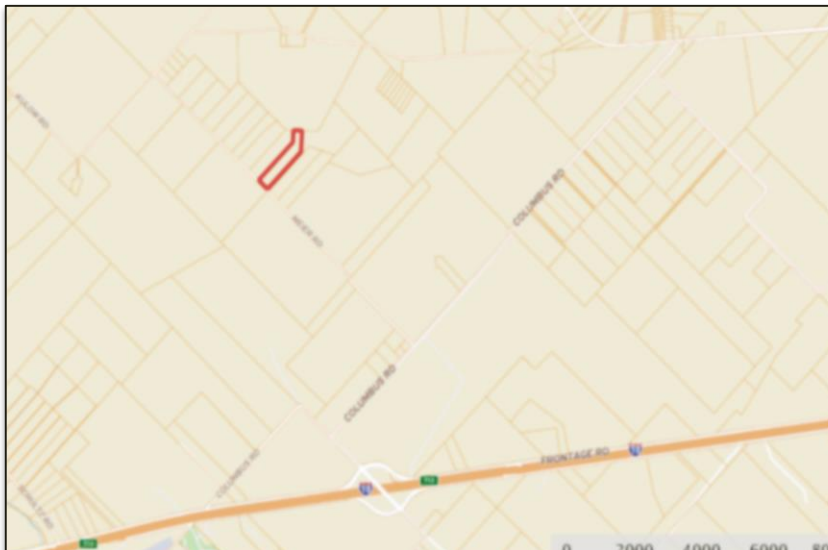
Address of Home:	2660 Meier Road, Sealy TX 77474		Listing	118270
Location of Home:	Fr I-10W: Beckendorff Rd exit turning Rt Old Columbus; Lt on Meier Rd to property on right			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	Chaparral Ranches	Property Size:	11.049	
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
Listing Price:	\$875,000.00			
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:	2006			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	4	Bath:	3	
Size of Home (Approx.)	ACAD	4520 sq ft	Living Area	
			Total	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Fiberglass Shingles	Year Installed:	2015	
Exterior Construction:	Brick			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:	22x16 w/sliding barn doors to patio			
Dining Room:	Dining/Kitchen Combo			
Kitchen:	21x20			
Family Room:	33x27 w/vaulted ceiling and fireplace			
Utility:	11x10 w/ utility sink			
Bath:	13x8	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:	Jack-N-Jill	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:	13x15-Master	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Master Bdrm:	16x18 - Sitting Room 10x16			
Bedroom:	11x14			
Bedroom:	12x14			
Bedroom:	12x14			
Study:	16x12			
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: Two			
Size:	550 sq. ft.	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	
Porches:				
Front: Size:	326 sq ft			
Back: Size:	553sq ft; 277 sq ft outside Master			
Deck: Size:	440 sq ft	<input checked="" type="checkbox"/> Covered		
Deck: Size:	768 sq ft			
Fenced Yard:	Partial			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	1200 sq.ft.	
Construction:	Metal			
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

Home Features			
<input checked="" type="checkbox"/>	Ceiling Fans	No.	9
<input checked="" type="checkbox"/>	Dishwasher		
<input checked="" type="checkbox"/>	Garbage Disposal		
<input checked="" type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range-Gas	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator		
Items Specifically Excluded from The Sale: LIST:			
All of Sellers personal property located on said 11.049 ac.			
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 type="checkbox"/> Electric <input checked="" type="checkbox"/>	# Units: _____
<input type="checkbox"/>	Other:		
<input checked="" type="checkbox"/>	Fireplace(s)	TWO w/gas starters	
<input type="checkbox"/>	Wood Stove		
<input checked="" type="checkbox"/>	Water Heaters (2):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Utilities:			
Electricity Provider:		Reliant	
Gas Provider:		Private-Propane tank	
Sewer Provider:		Septic	
Water Provider:		Well	
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	185'
		Year Drilled:	2006
Average Utility Bill:	Monthly:	\$250.00/\$300.00	
Taxes:			
		2019	Year
School:	\$5,720.61		
County:	\$2,181.46		
EMD#2:	\$545.91		
FM Road:	\$442.73		
Rd/Brg:	\$366.85		
Taxes:	\$9,257.57		
School District:	Sealy ISD		
Additional Information:			
Double Ovens; Plantation Shutters; Built-In Buffet/wine storage; Walk-In Pantry; Hickory Cabinets in kitchen; Cedar Siding throughout			

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Directions: From I-10W, Exit Beckendorff Rd turning right onto Old Columbus Rd. Turn left onto Meier Rd to property on the right



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

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11/2/2015

Information About Brokerage Services

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.

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
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

IABS 1-0 Date