



486 Hickory Creek Rd.

Bellville, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- *3 Bedroom / 2 Baths*
- *1,681 Sq.Ft. Living area*
- *Levels: Single*
- *Exterior: Brick*



486 Hickory Creek Rd Bellville, TX

Hidden in the quiet wooded area of Hickory Creek Subdivision just 5 miles north of Bellville, you will find this gem! Built in 1976 this beautiful, remodeled home is move-in ready with all the latest and greatest building materials and technology. Every detail was highly crafted and well thought out. Privacy as well as a warm sense of community accompanies this 3 bedroom/2 bath home on 1.88 acres.

Simply perfect for anyone!



HOME

Address of Home:		486 Hickory Creek Rd. Bellville TX 77418		Listing	119668
Location of Home:		Bellville:Hwy36N 5 mi; Rt on Hickory Cr Rd; Property is second on the right			
County or Region:		Austin	For Sale Sign on Property?	☒ YES	☐ NO
Subdivision:		Hickory Creek Subdivision	Property Size:	1.8800 Acres	
Subdivision Restricted:		☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.	☒ YES	☐ NO
Listing Price:		\$349,000.00			
Terms of Sale		Home Features			
Cash:	☒ YES ☐ NO	☒	Ceiling Fans	No.	4
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.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	☐ YES ☐ NO	All of sellers personal property located on said 1.8800			
Number of Years:		acre property			
Size and Construction:		Heat and Air:			
Year Home was Built:	1976	☒	Central Heat	Gas ☐ Electric ☒	Units: _____
Lead Based Paint Addendum Required if prior to 1978:	☒ YES	☒	Central Air	Gas ☐ Electric ☒	# Units: _____
Bedrooms: 3	Bath: 2	☐	Other:		
Size of Home (Approx.)	1681 sqft Per ACAD	☒	Fireplace(s)		
	2,199	☐	Wood Stove		
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other	☒	Water Heater(s):	☐ Gas ☒ Electric	
Roof Type:	Composition	Utilities:			
Exterior Construction:	Brick	Electricity Provider:		San Bernard Electric	
		Gas Provider:		None	
		Sewer Provider:		Septic	
Room Measurements:		Water Provider:		Austin Co Water/Well	
APPROXIMATE SIZE:		Water Well: ☒ YES ☐ NO		Depth: Unknown	
Living Room:		Year Drilled:		Unknown	
Dining Room:		Average Utility Bill: Monthly:		Unoccupied	
Kitchen/Brkft:	25'x10'	Taxes:		2019	Year
Family Room:	23'x20'	School:		\$2,306.90	
Utility:	6'x4' Closet Utility in Home	County:		\$731.62	
Bath:	Master 8'x6' (2 Sinks)	☒ Tub ☐ Shower	Hospital:	\$100.42	
Bath:	10'x6' (2 Sinks)	☒ Tub ☒ Shower	FM Road:	\$148.48	
Bath:		☐ Tub ☐ Shower	Rd/Brg:	\$123.03	
Master Bdrm:	15'x12'	Taxes:		\$3,410.45	
Bedroom:	12'x10'	School District:		Bellville	
Bedroom:	12'x10'	Additional Information:			
Bedroom:		See separate information sheet			
Other:					
Garage: ☒	Carport: ☐	No. of Cars: 2			
Size: 21'x20'	☒ Attached ☐ Detached				
Porches:					
Front: Size:	23'x10' Covered with Custom Planters				
Back: Size:					
Deck: Size:	21'x12'	☐ Covered			
Deck: Size:		☐ Covered			
Fenced Yard:	Yes (Partial in back yard)				
Outside Storage:	☒ Yes ☐ No	Size: 12'x11'			
	Construction:	Wood/Siding			
TV Antenna ☐	Dish ☐	Cable ☐			

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

486 Hickory Creek Road

- ✓ 1,681 sq ft of living area (Per Austin County Appraisal District)
- ✓ 3 Bedroom/2 Bath/2 Car Garage
- ✓ Open Concept
- ✓ Totally remodeled 2019
- ✓ New Front Porch and Rear Deck
- ✓ New Solid Doors with High-End Schlage Glass Hardware
- ✓ Central Air/Heat
- ✓ Wheelchair friendly throughout
- ✓ Fireplace with sandstone hearth and custom mantle
- ✓ Efficient Fireplace Wood Burning Stove insert
- ✓ New Wiring and Electric Service
- ✓ New PEX Plumbing
- ✓ New Energy Efficient Windows and Doors
- ✓ Hunter Ceiling Fans, All New Energy Efficient Lighting
- ✓ Smart Home Technology (SmartThings) including Locks, some Lighting, Thermostat and Fire/Carbon Monoxide/Smoke Alarms. Just add your internet connection
- ✓ Crown Molding and High-End Millwork throughout
- ✓ Custom Designed/Built Cabinetry throughout Kitchen and Bathrooms
- ✓ Soft close on all Cabinetry
- ✓ Custom Granite Kitchen Counter Tops
- ✓ New black Stainless Samsung Refrigerator, Dishwasher, and Stove
- ✓ New Sharp drawer style – auto open/close Microwave in Island
- ✓ Massive Custom Hard Maple Butcher Block Countertop on Island
- ✓ Travertine Farm Sink
- ✓ Travertine Tile in Bathrooms
- ✓ Sliding Barn Doors into Master Bath
- ✓ Master Bath private Water Closet
- ✓ Master Bath with Walk-in 2-Valve Rain Shower
- ✓ Master Bath Walk-in Closet
- ✓ Custom Marble Vanity Tops
- ✓ Both Baths include Double Bowl Sinks
- ✓ 2 Car Garage with sink, cabinets and worktable
- ✓ Roof replace in 2013
- ✓ Roomy 120 sq ft Shed
- ✓ Surrounded by Mature Oak and Magnolia Trees
- ✓ Austin County Water Supply plus well and septic



Directions:

From Bellville take Tx-36N for approx. 5 miles. Take right onto Hickory Creek Rd. Property will be the second drive on the right. Look for BJRE sign.



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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
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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