



8151 Jared Rd
Bellville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



8151 Jared Rd Bellville, Texas

This beautiful 4-bedroom, 3.5 bath home is situated on 6.5 acres in the Kenneywood Subdivision. Built in 2018 this 3,658 sq ft home boasts an open concept living area with double tray ceilings, large windows, hardwood floors, and a wood burning fireplace. Exposed wood beams and sliding barn doors add the perfect finishing touches. The kitchen is equipped with stainless steel appliances, gas range and quartz countertops. The private, master retreat is separate from the other 3 bedrooms. A large master bath features his and her vanities, and separate shower and tub. Off the master bath is a large walk-in closet. The additional 3 bedrooms, 2.5 baths, and media room offers privacy and functionality. Enjoy spending the evenings on the back porch grilling and watching the abundant wildlife in your backyard.



Amenities

- Size: 3,658 Sq.Ft.
- Acreage: 6.5 acres
- Levels: single
- Beds: 4/5
- Exterior: Stone and Board and Batton
- Year Built: 2018
- Baths: 3.5
- Roof: Composition
- Age Range: 3 Years
- Fireplace
- Media Room
- 3 Car Garage
- Concrete Circle Driveway
- Outdoor Kitchen



HOME

Address of Home:		8151 Jared Rd Bellville, Tx 77418		Listing	130553 TXLS
Location of Home:		Hwy 36N to Brenham, Kenneywood subdivision on the Right			
County or Region:		Austin County	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Subdivision:		Kenneywood	Property Size:	6.564 Acres	
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:		\$939,000.00			
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:		2018			
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES			
Bedrooms:	4	Bath:	3 1/2		
Size of Home (Approx.)	ACAD	3,658	Living Area		
		5,431	Total		
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Compostion	Year Installed:	2018	
Exterior Construction:		Rock, Board and Batton			
Room Measurements:		APPROXIMATE SIZE:			
Living Room:	19.5x20				
Dining Room:	11x16				
Kitchen:	16x15				
Family Room:					
Utility:	13x8				
Master Bath:	15x14	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:	5x8	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:	12x6	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Master Bdrm:	15x15				
Bedroom:	12x12				
Bedroom:	12x14				
Bedroom:	12x14				
Media Room:	17x15				
Garage: <input checked="" type="checkbox"/>	Carport: <input type="checkbox"/>	No. of Cars: 3			
Size:	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached				
Porches:					
Front: Size:	20x36				
Back: Size:	15x20				
Deck: Size:	<input type="checkbox"/> Covered				
Deck: Size:	<input type="checkbox"/> Covered				
Fenced Yard:					
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Size: 12x16			
Construction:		2019			
TV Antenna <input type="checkbox"/>	Dish <input checked="" type="checkbox"/>	Cable <input type="checkbox"/>			

Home Features	
<input checked="" type="checkbox"/>	Ceiling Fans No. 5
<input checked="" type="checkbox"/>	Dishwasher
<input checked="" type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Microwave (Built-In)
<input checked="" type="checkbox"/>	Kitchen Range (Built-In) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
<input checked="" type="checkbox"/>	Refrigerator
Items Specifically Excluded from The Sale: LIST:	
Personal property	
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"/> 2
<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Fireplace(s)
<input type="checkbox"/>	Wood Stove
<input checked="" type="checkbox"/>	Water Heater(s): <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
Utilities:	
Electricity Provider:	San Bernard Electric
Gas Provider:	Bellville Butane
Sewer Provider:	NA
Water Provider:	NA
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: _____
	Year Drilled: 2018
Average Utility Bill:	Monthly
Taxes:	
	2020 Year
School:	\$6,906.67
County:	\$2,649.14
Hospital:	\$506.68
FM Road:	\$488.78
Rd/Brg:	\$404.78
Taxes:	\$10,956.05
School District:	Bellville ISD
Additional Information:	
Firepit	
Fenced back yard	
concrete circle driveway	
custom made smoker	
Teakwood Stacked Stone Fireplace	
Wood Floors	

**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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LOT OR ACREAGE LISTING

Location of Property:	Hwy 36 North, Kenneywood Subdivision		Listing #:	130553 TXLS	
Address of Property:	8151 Jared Rd Bellville, Tx 77418		Road Frontage:	yes	
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	Kenneywood		Lot Size or Dimensions:	6.564	
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:			Improvements on Property:		
6.5640			Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Price per Acre (or)			Buildings: Home		
Total Listing Price:			Barns: Storage Barn 12x16		
Terms of Sale:			Others: NA		
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			% Wooded: 25%		
Seller-Finance: <input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees: Oaks		
Sell.-Fin. Terms:			Fencing: Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Down Payment:			Condition:		
Note Period:			Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Interest Rate:			Condition:		
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			Ponds: Number of Ponds: NA		
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Sizes:		
Number of Years:			Creek(s): Name(s): NA		
			River(s): Name(s): NA		
Property Taxes: Year: 2020			Water Well(s): How Many? 1		
School: \$6,906.67			Year Drilled: 2018 Depth:		
County: \$2,649.14			Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Hospital: \$506.68			Provider:		
FM Road: \$488.78			Electric Service Provider (Name):		
Rd/Brg: \$404.78			Gas Service Provider		
TOTAL: \$10,956.05			Septic System(s): How Many: 1		
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Installed: 2018		
School District:			Soil Type: Sandy		
Minerals and Royalty:			Grass Type(s) native		
Seller believes NA *Minerals			Flood Hazard Zone: See Seller's Disclosure or to be determined by survey		
to own: *Royalty			Nearest Town to Property: 6 miles		
Seller will NA Minerals			Distance:		
Convey: Royalty			Driving time from Houston 1 Hour		
Leases Affecting Property:			Items specifically excluded from the sale:		
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Sellers Personal Property		
Lessee's Name:			Additional Information:		
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: none					
Roadway: none					
Electric: none					
Telephone: none					
Water: none					
Other: none					

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



Directions: From Bellville, travel Hwy 36 N toward Brenham. Kenneywood subdivision will be on the right. 8151 Jared Rd is the first house on the left.



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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
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