



Sycamore Hill

Bellville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



Sycamore Hill Hillview Road

Ready for an escape to the country? This custom built Willmark Home sits on 3.748 acres and is located in the highly sought-after Sycamore Hill Subdivision, located on the outskirts of Bellville. The gorgeous 4-bedroom 3.5 bath home, with approximately 2774 sf, boasts an open floor plan with large island kitchen looking over the spacious family room. The primary bedroom suite is large and has beautiful views of the backyard! Office/5th bedroom is upstairs with its own private bathroom. Sycamore Crossing has a common recreation area of 37 acres for its residents, with a 3-acre stocked pond, pier, pavilion, stone fireplace, restrooms and walking trails.



Amenities

- Size: 2774 Sq.Ft.
- Levels: Multi-level
- Beds: 4/5
- Exterior: Stone/Hardie
- Year Built: 2014
- Baths: 3.5
- Roof: Composition
- Age Range: 7 Years
- Fireplace
- Central Heat & Air
- Large Garage/Carport
- Barn



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:	Hw y 36 N, 3.1 miles Left on Old Hw y36, 1.5 miles to SubDiv, .7 to home on L			Listing #:	131961
Address of Property:	2366 Hillview Rd Bellville, TX 77418		Road Frontage:	Approx. 327 Ft	
County:	Austin	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	Sycamore Hill		Lot Size or Dimensions: 3.748		
Subdivision Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Ow ners' Assn.		☒ YES ☐ NO	
Number of Acres:			3.7480		
Price per Acre (or)					
Total Listing Price:			\$849,000.00		
Terms of Sale:					
	Cash:	☒ YES ☐ NO			
	Seller-Finance:	☐ YES ☒ NO			
	Sell.-Fin. Terms:				
	Down Payment:				
	Note Period:				
	Interest Rate:				
	Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.			
	Balloon Note:	☐ YES ☐ NO			
	Number of Years:				
Property Taxes:			Year:	2020	
School:			\$4,861.44		
County:			\$1,895.63		
Hospital:			\$362.56		
FM Road:			\$348.72		
Rd/Brg:			\$289.34		
TOTAL:			\$7,757.69		
Agricultural Exemption:	☐ Yes ☒ No				
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	Unknown		*Minerals		
to own:	Unknown		*Royalty		
Seller w ill	Negotiable		Minerals		
Convey:	Negotiable		Royalty		
Leases Affecting Property:					
Oil and Gas Lease:	☐ Yes ☒ No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	☐ Yes ☒ No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:		☐ Yes ☒ No			
Easements Affecting Property:			Name(s):		
Pipeline:					
Roadway:					
Electric:					
Telephone:					
Water:					
Other:					
Improvements on Property:					
Home:	☒ YES ☐ NO				
Buildings:					
Barns:	two stall loafing barn with tack room				
Others:					
% Wooded:					
Type Trees:	cedar, oak				
Fencing:	Perimeter	☒ YES ☐ NO			
	Condition:	good			
	Cross-Fencing:	☒ YES ☐ NO			
	Condition:	good			
Ponds:	Number of Ponds:	5 acre community pond			
Sizes:					
Creek(s):	Name(s):				
River(s):	Name(s):				
Water Well(s): How Many?			1		
Year Drilled:	2014	Depth:	222'		
Community Water Available:	☒ YES ☐ NO				
Provider:					
Electric Service Provider (Name):					
San Bernard					
Gas Service Provider					
Fayetteville Propane					
Septic System(s): How Many:			1		
Year Installed:	2014				
Soil Type:	sandy				
Grass Type(s)	St. Augustine				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property:			Bellville		
Distance:	5 miles				
Driving time from Houston	1.5 hours to downtown				
Items specifically excluded from the sale:					
invisible fence controller					
Additional Information:			Garden boxes will stay		

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:		2366 Hillview Rd Bellville, TX 77418		Listing	131961
Location of Home:		Hwy 36 N, 3.1 miles Left on Old Hwy36, 1.5 miles to SubDiv, .7 to home on L			
County or Region:		Austin	For Sale Sign on Property?		☒ YES ☐ NO
Subdivision:		Sycamore Hill	Property Size:	3.748 Acres	
Subdivision Restricted:		☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.		☒ YES ☐ NO
Listing Price:		\$849,000.00			
Terms of Sale		Home Features			
Cash:	☒ YES ☐ NO	☒	Ceiling Fans	No.	9
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	washer/dryer			
Number of Years:		invisible fence controller; All sellers personal property			
Size and Construction:		Heat and Air:			
Year Home was Built:	2014	☒	Central Heat	Gas ☒	Electric ☐
Lead Based Paint Addendum Required if prior to 1978:	☐ YES	☒	Central Air	Gas ☐	Electric ☒
Bedrooms: 4	Baths: 3 1/2	☐	Other:		
Size of Home (Approx.)	2774 sf	☒	Fireplace(s)		
		☐	Wood Stove		
		☒	Water Heater(s): 2	☒ Gas ☐ Electric	
Foundation: ☒ Slab ☐ Pier/Beam ☐ Other		Utilities:			
Roof Type: Composition	Year Installed: 2014	Electricity Provider: San Bernard			
Exterior Construction: Stone/Hardie		Gas Provider: Fayetteville Propane			
Room Measurements:	APPROXIMATE SIZE:	Sewer Provider: Galle Construction			
Living Room: 19'4 x 24'10		Water Provider: Bilski Water Well Service			
Dining Room: 12'8 x 10'4		Water Well: ☒ YES ☐ NO Depth: 222'			
Kitchen: 13'7 x 17'8		Year Drilled: 2014			
Family Room:		Average Utility Bill: Monthly			
Utility: 17'8 x 9 (mud and laundry)		Taxes:			
Bath: 18'5 x 10'6 ☐ Tub ☒ Shower		2020 Year			
Bath: 14'8 x 5'10 ☒ Tub ☒ Shower		School: \$4,861.44			
Bath: 9'8 x 5'10 ☒ Tub ☒ Shower		County: \$1,895.63			
Master Bdrm: 16'10 x 15'4		Hospital: \$362.56			
Bedroom: 12'4 x 12'4		FM Rd: \$348.72			
Bedroom: 12'8 x 12		SpRd/Brg: \$289.34			
Bedroom: 12'8 x 12'4		Taxes: \$7,757.69			
Other:		School District: Bellville ISD			
Garage: ☒ Carport: ☐ No. of Cars: 2		Additional Information:			
Size: ☒ Attached ☐ Detached					
Porches:					
Sun Porch:					
Front: Size: 19'8 x 4'6					
Porch: Size: 32' x 17'2 ☒ Covered					
Patio: Size: ☐ Covered					
Fenced Yard: yes					
Outside Storage: ☐ Yes ☒ No Size:					
Construction:					
TV Antenna ☐ Dish ☒ Cable ☐					

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Directions: From Bellville
Take Hwy 36N towards Brenham, about
3.1 miles out, take a left on Old Hwy 36.
Subdivision will be 1.5 miles down on your
left. House is .7 miles on the right. Look
for the Bill Johnson sign.



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**Bill Johnson & Associates
Real Estate**

Since 1970

420 East Main Street
Bellville, Texas 77418-0294

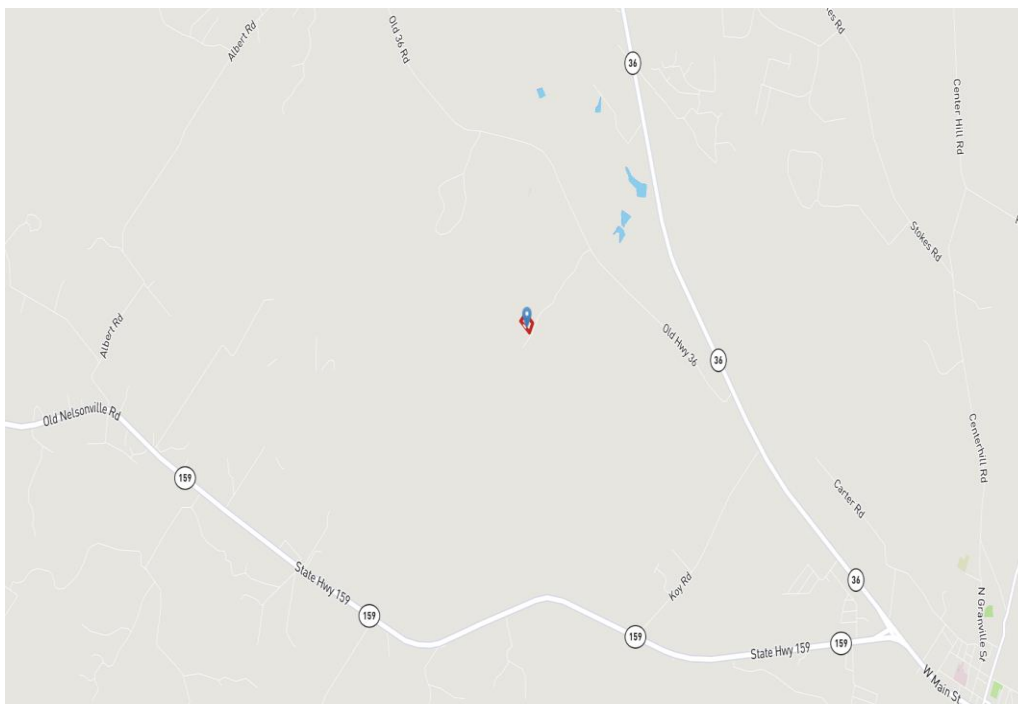
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11/2/2015

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