



103 Cedar Circle

Sheridan, Texas 77475



— *Texas is Our Territory* —
BILL JOHNSON & ASSOCIATES
REAL ESTATE

- 4 Bed/4 Bath
- Lake Sheridan Estates
- Levels: Two
- 2,938 SqFt

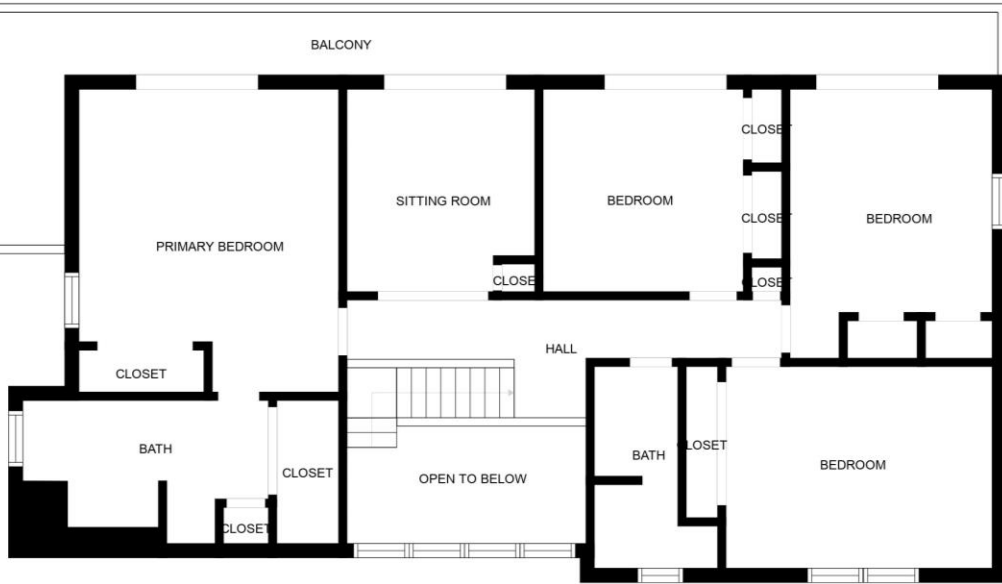
VISIT MORE LISTING ONLINE — BJRE.COM

103 Cedar Circle | Sheridan, Texas 77475

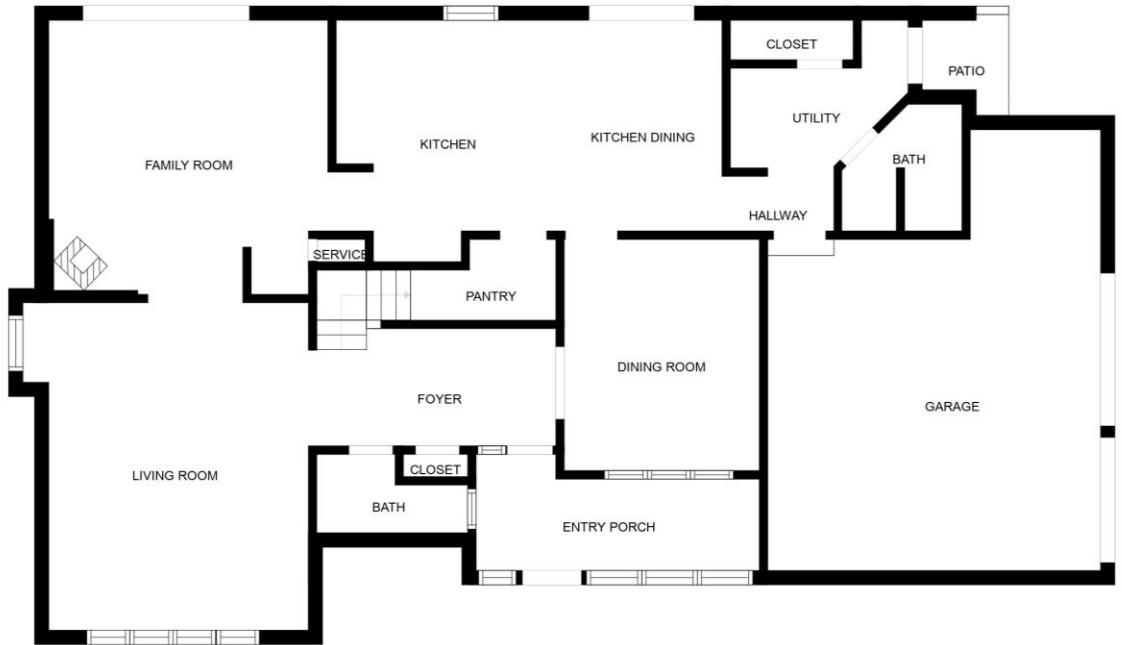
LAKE FRONT PROPERTY. Whether you are looking for a nice weekend getaway or a place to permanently enjoy the peace and quiet of country living, this is the place for you. This 2,938 square foot home is located in Lake Sheridan estates. With 4 bedrooms and 4 bathrooms there is plenty of room for hosting guests. The large backyard is the ideal place to take in the serene surroundings and waterfront views. There are many memories to be made at this home!



103 Cedar Circle | Sheridan, Texas 77475



FLOOR 2



FLOOR 1

Bellville:
979-865-5969 office
979-865-5500 fax
www.bjre.com



Texas is Our Territory
BILL JOHNSON & ASSOCIATES
REAL ESTATE

New Ulm:
979-992-3626 office
979-865-5500 fax
www.bjre.com

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HOME

Address of Home:		103 Cedar Circle Sheridan, Texas 77475		Listing	#138695
Location of Home:		Lots 147, 148, 149 of Lake Sheridan Estates			
County or Region:		Colorado County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		Lake Sheridan Estates	Property Size:	2.63 Acres	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Listing Price:		\$499,000.00			
Terms of Sale		Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans	No.	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	Dishwasher		
Sell.-Fin. Terms:		<input type="checkbox"/>	Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/>	Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Interest Rate:		<input type="checkbox"/>	Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All of seller's personal items on said property.			
Number of Years:					
Size and Construction:		Heat and Air:			
Year Home was Built:	1987	<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	2 units
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	2 units
Bedrooms:	4	<input type="checkbox"/>	Other:		
Baths:	4	<input checked="" type="checkbox"/>	Fireplace(s)		
Size of Home (Approx.)	ACAD 2938 SqFt	<input type="checkbox"/>	Wood Stove		
	Total	<input checked="" type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Utilities:			
Roof Type:	Metal	Electricity Provider: San Bernard Electric Coop			
Exterior Construction:	Brick	Gas Provider: N/A			
Room Measurements: APPROXIMATE SIZE:		Sewer Provider: Septic			
Living Room:	See Attached Floor Plan	Water Provider: Sheridan Water Supply Corp			
Dining Room:		Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth:			
Kitchen:		Year Drilled:			
Family Room:		Average Utility Bill: Monthly			
Utility:					
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Taxes:			
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Year 2021			
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	School: \$2,284.03			
Master Bdrm:		County: \$1,066.54			
Bedroom:		Rice Hosp Dist: \$552.91			
Bedroom:		Colo.Cty GCD: \$18.68			
Entry:		SpRd/Brg: \$3,922.16			
Other:		Taxes:			
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:	School District: Rice CISD			
Size:	19'6" x 25'8" <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached				
Porches:		Additional Information:			
Sun Porch:					
Front: Size:	16'7" x 6'9"				
Balcony Size:	6'7" x 13'6" <input type="checkbox"/> Covered				
Patio: Size:	24 SqFt <input type="checkbox"/> Covered				
Fenced Yard:					
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:				
Construction:					
TV Antenna	<input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>				

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



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	License No.	Email	Phone
Primary Assumed Business Name			
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
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)885-8468
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

Bill Johnson & Associates Real, 420 E. Main Belville TX 77418
Kimberly Zapalac

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48066 www.ziplogix.com

Phone: (979)865-5966 Fax:

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