

**J. FRANK MONK  
REAL ESTATE**



**“On The Square”  
10 N. Holland  
Bellville, TX  
77418**

**Ph: (979) 865-3558  
Fax: (979)865-8143**

**Email: monkre@att.net**

**Visit our website at  
www.monkrealstate.com**

**An Exclusive Listing by  
J. FRANK MONK REAL ESTATE**



**7483 Cat Spring Cemetery Rd.  
Cat spring, TX 78933  
Priced At \$ 295,000.00**



A peaceful lifestyle is certain in this stylish 2 BR. charmingly detailed stucco ranch house. The front covered porch welcomes you inside this attractive country retreat which is perched on a hilltop.

Thoughtfully and tastefully planned features and additions are evident both indoors and out. From the open concept living/dining and kitchen areas, you will experience a picturesque & colorful outdoor setting.

This home sits on a nice 5.021 acre lot with stucco exterior & metal roofing. The front covered porch extends across the entire length of the home with an open side patio (approx. 16' x 50') There is a 40' x 60' metal barn on concrete slab with 2 roll up doors, built-in sink in the main area, tankless water heater, a 14'2" x 13'3" air conditioned room with closet plus a 6'3" x 4'7" bath with shower. There is a shed (20' x 24') built on the side of the barn; perfect for equipment storage. In addition there is a 12' x 12' storage building and pump house painted to match the main house.

Listing # 826





View of the back of house with the well house.



12' x 12 Storage Building. Both painted to match the



Interior of Barn with 2 roll up doors, 3 personal doors, concrete flooring, & living quarter.



Full Bath Inside of the barn



20' x 24 Shed Adjoining Barn



Inside the barn is a sink with built in cabinets & room for a small refrigerator.

The 13' x 14' room inside the barn has wood painted walls & stained concrete flooring.





Member of Houston  
**MLS**

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**MONK**



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## 7483 CAT SPRING CEMETERY RD. ~ CAT SPRING



### WELL BUILT ENERGY EFFICIENT HILLTOP HOME IN CAT SPRING

Two bedrooms and open living areas in a beautiful country setting are features much sought after by a small family. The kitchen-dining-family complex is high & handsome with a 14 Ft. ceiling; easily the star of this home. The kitchen has two walls of granite counter-tops with quality custom cabinetry along with nice Frigidaire appliances. Decorative accents include built-ins shelves in the living area, window seats in the dining & living area, plus custom accents in the bedrooms. A covered ft. porch + access to the side patio adds entertainment options.

# 826	7483 Cat Spring Cemetery Rd.	2	1	Cat Spring	\$295,000.00
Listing No.	Property Address	Bedrooms	Baths	Town	Price
Property Type	Rural Residence	Carpet	N	Room Sizes	1st Floor Upper Floor
Ext. Construction	Stucco	Drapes	N		
Lot Size	5.021 Acres, Per Survey	Blinds	Y	Family Rm.	16'10" x 11'4"
School District	Sealy ISD	Fireplace	N	Kitchen	10'3" x 14'9"
Est. Taxes	\$3,058.69, 2014 (no exempt)	Dishwasher	Y	Dining Rm.	8'6" x 14'9"
Year Built	2000 Per ACAD	Disposal	U	Breakfast	N/A
Sq. Footage in L/A	1,232 Per ACAD	Microwave	Y	Bedroom #1	16'4" x 11'
Foundation	Slab	Refrigerator	N	Bedroom #2	16'4 x 13'4"
Type Floors	Stained & Scored Concrete	Storm Door/s	N	Bedroom #3	N/A
Type Roof	Metal	Double Pane Win.	N	Bedroom #4	N/A
Type Walls	Sheetrock	Screens	Y	Baths #1	9'4" x 7'5"
Type A/C	Central Elec.	Fenced - Partial	Y	Bath #2	
Type Heat	Central Electric	Public Sewer	N	<b>Misc. Information</b>	
Garage	N/A	Septic Tank	Y	★ Glass Top Electric Stove	
Patio/Deck	Side Patio (Approx. 16' x 50')	Public Water	N	★ Granite Counter-tops & Tile Backsplash	
Porch/s	Front Covered Porch	Water Well	Y	★ Wood Blinds	
Exclusions	Personal Non-Realty Items	Gas	N	★ Stacked Washer/Dryer	
Restrictions	None	Satellite Dish	N	★ Designer Tiled Bathroom	
MLS #	I.D. 39794625	TV Antenna	N	<i>Directions:</i> From the Austin County Courthouse, take E. Main to light & turn right onto S. Front St. for 1.8 mile. Right onto N. FM 2429 for 3.6 miles & right on FM 949 for 3.3 miles. Right onto Mill Creek Rd. for 0.8 mile. Turn left on Cat Spring Cemetery Rd. for 0.1 mile. Property is on the right.	
TxLS #	I.D. 91899	Workshop	Y	**** Specification accuracy is not guaranteed but approximated to the best of our knowledge.	
Lands of Texas	I.D. 2795865	Paved Cty. Road	Y		

## 7483 CAT SPRING CEMETERY RD. ~ CAT SPRING

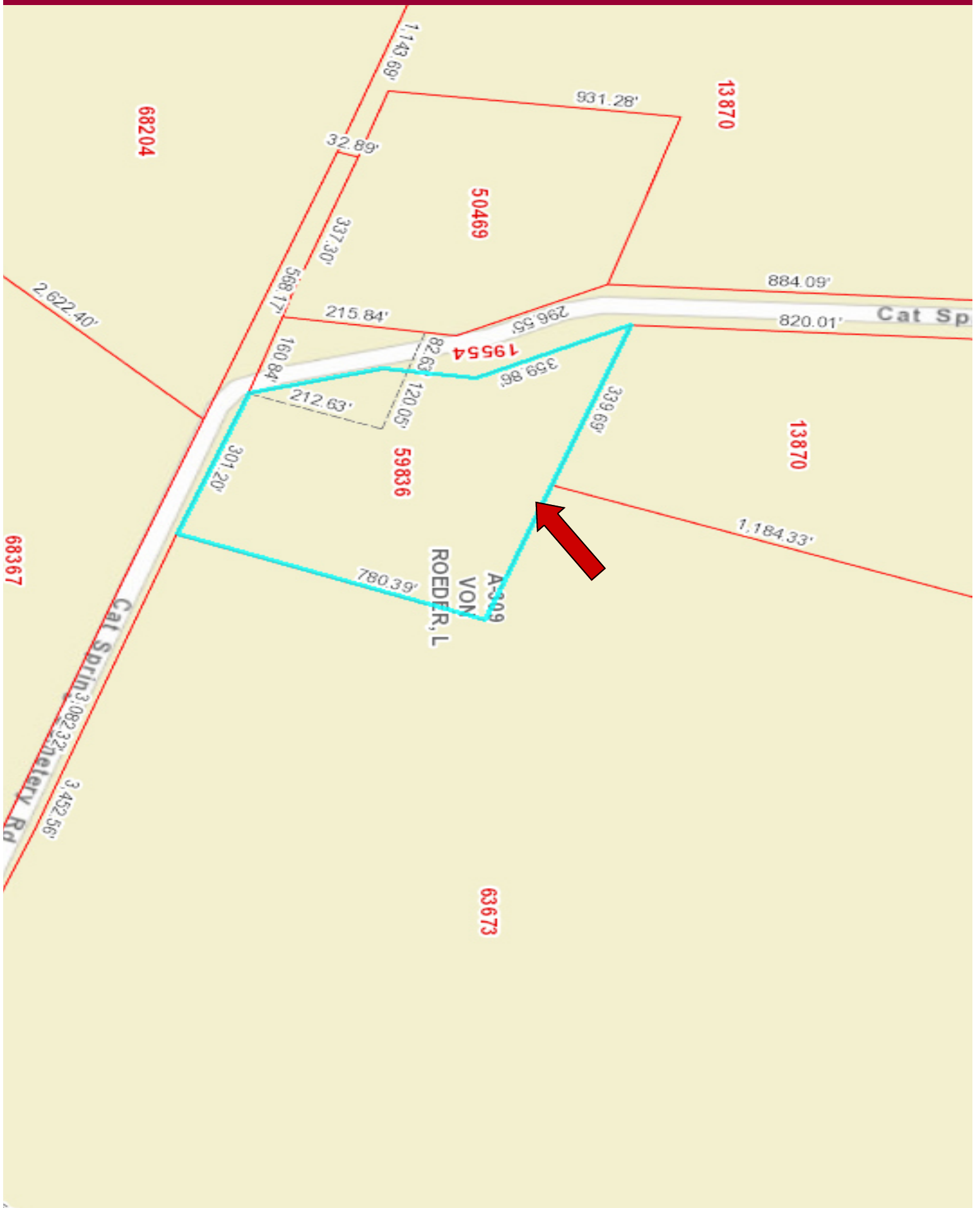


This house is simply charming and filled with highlights. The location in the highly sought after Cat Spring Area, makes it extra special. This property is adequate as a full time residence and would also make a perfect weekend get-a-way!

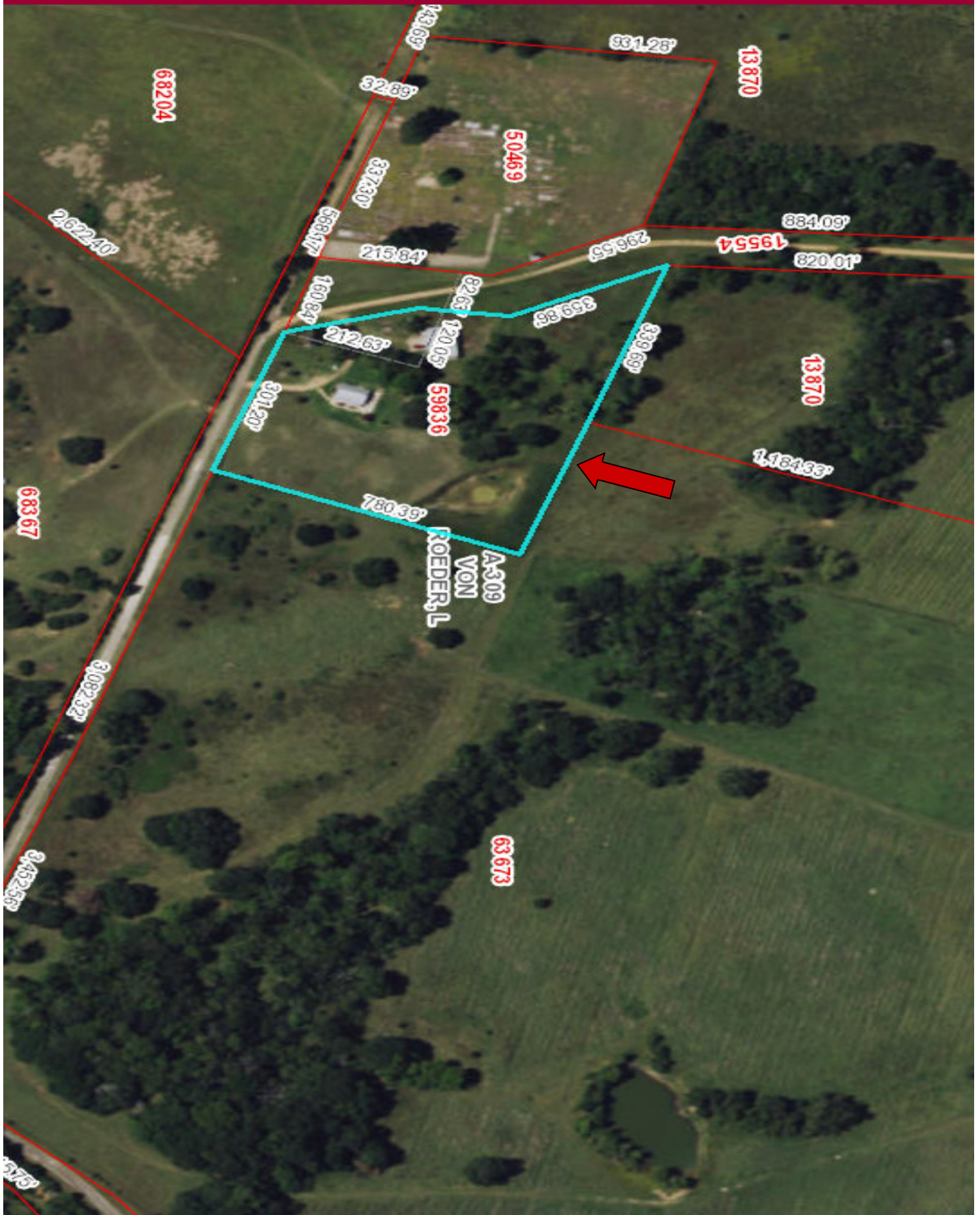
This country haven is located only 15 minutes from the town of Bellville. It's a place where you can enjoy fine country living on the 5+ gently rolling acres with nice scattered trees without all the maintenance of a larger ranch.

**SMALL ACREAGE WITH SUCH IMMACULATE AMENITIES ARE HARD TO FIND!! Call today for an appointment!!**

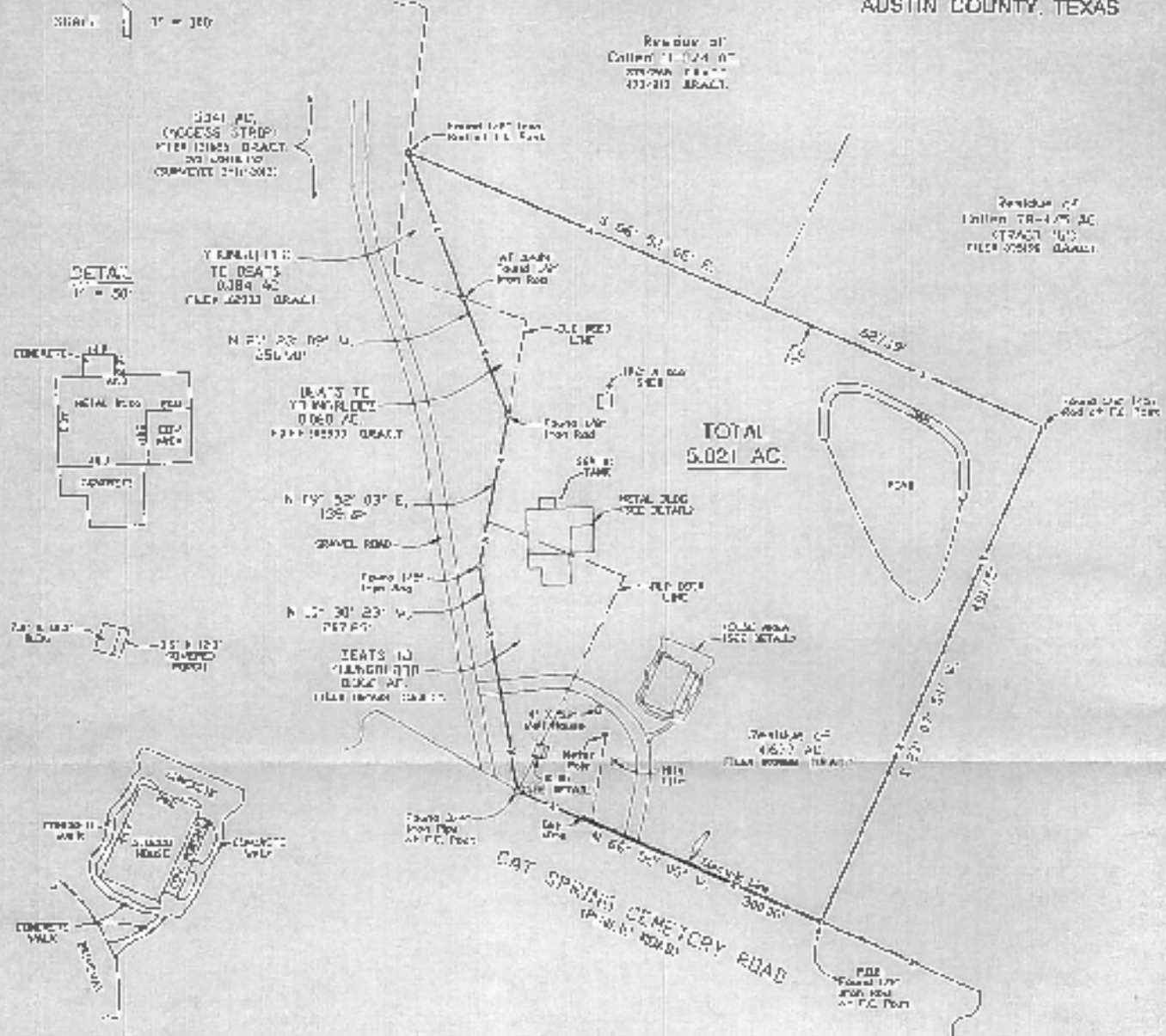
# 7483 CAT SPRING CEMETERY RD. ~ CAT SPRING



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LOUIS VON ROEDER SURVEY  
A-309  
AUSTIN COUNTY, TEXAS



- NOTES: 1) The tract of land shown herein lies within Zone (X) (Area) determined to be outside the 100 Year Annual Flood Frequency of the Flood Hazard Zone according to the I.R.M. Flood Insurance Rate Map 480106 10000, Map Revision September 2, 2011.
- 2) Bearings shown herein are based on the 4.677 acre tract, recorded in File # 003128 TRACT.
- 3) Reference is hereby made to rules and board decisions of the subject tract, prepared 04/25/09.
- 4) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is prohibited, forbidden without the written consent of an authorized agent of Alexander Surveying.

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that this plat and/or the description shown herein are a true and correct copy of the original survey records as shown to me by the owner and/or his agent, and all corners and markings are shown hereon. There are no omissions, additions or amendments shown on the ground in spite of what is shown and/or noted hereon.

This survey was performed in compliance with the transaction described in the No. \_\_\_\_\_ of \_\_\_\_\_ and is binding for that transaction only.

LET OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander  
Glen S. Alexander - Registered Professional Land Surveyor, #4124

**CONNIE DEATS YOUNGBLOOD  
& AARON YOUNGBLOOD**

**ALEXANDER SURVEYING**  
105 S. Loop West, P.O. Box 386  
Bastrop, Texas 77818  
Phone: 770-965-9445 Fax: 877-867-5000  
www.alexandersurveying.com  
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Glen S. Alexander	County	480106	File No.	54
SP.L.S. No. 44794	Survey	LOUIS VON ROEDER SURVEY A-309	Comp. follow	GA
THIS FROM NO. 003128 TRACT	City		Scaling	1/4"
30th AUGUST 12, 2013	Addition		ALL WORK 145 L.P.S. 2013	Map Scale 1/4"=200'