



"On The Square"  
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## 18.082 ACRES ~ BELLVILLE



### ***3,065 Sq Ft Home on 18.082 Acres***

***Spacious home and beautiful views! 4/3 house with back porch that wraps to the side to sit and enjoy the amazing views of the country. 9ft ceilings inside highlight the engineered hardwoods throughout house. Built-ins provide ample room for storage. Nice FM road frontage with access to Brenham shopping. Lots of wildlife in area around Buffalo Creek.***





# 8166 FM 2754 ~ BELLVILLE



Pasture View



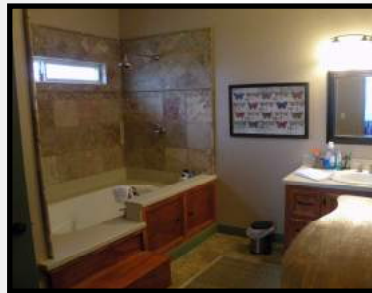
Office



Metal Shop Building



Master Bedroom



Master Bath w/Jacuzzi



Den

#905	8166 FM 2754	4	3	Bellville	\$495,000.00	
Address		Bedrooms		Baths	Town	Price
Property Type	Single Family Residence	Carpet	N	Room Sizes	Main	Secondary
Ext. Construction	Hardy Plank	Drapes	N	Den	17x25	
Acres	18.082	Blinds	Y	Baths	6x7 w/shower	4x15 w/tub
School District	Bellville ISD	Fireplace	N	Kitchen	7x15	
Est. Taxes	\$3736.37	Dishwasher	Y	Dining	13x18	
Year Built	1994	Disposal	N	Utility	9x10	
Sq. Footage in L/A	3,065	Microwave	Y	Office	12x20	
Foundation	Pier and Beam	Refrigerator	Y	Mstr Bdrm	18x20	
Type Floors	Laminate Wood, Tile	Storm Door/s	N	Mstr Bath	11x10, soaker tub	
Type Roof	Metal	Double Pane Win.	N	Bedroom #2	13x10	
Type Walls	Sheetrock	Screens		Bedroom #3	15x10	
Type A/C	Central	Fenced (Partial)	Y	Bedroom #4	14x14	
Type Heat	Propane	Public Sewer	N	<div>Misc. Information:</div> <div><div><div>9 ft Ceilings in Master Bdrm and Office</div><div>Plentiful Built in Benches with Storage in Mstr Bdrm</div><div>Built-ins Master Bath</div><div>Spacious Closets in Bedrooms, 3x15</div><div>Can Lighting</div><div>Insulated Shop, No Electric to Building</div></div><div>Directions: From Bellville take HWY 36 N, 9.34 miles. Turn Left onto S Loop 497, .28 miles. Take the first Right onto FM 2754. .69 miles . Property is on the Left.</div></div>		
Garage	No	Septic Tank	Y			
Patio/Deck	No	Public Water	N			
Porch/s	Porch on front and back	Water Well	Y			
Exclusions	None	Gas	Y			
Restrictions	None	Satellite Dish	N			
MLS #	52587712	TV Antenna	N			
TxLS #	104259	Metal Shed	Y			
Tax ID	R000057560	Paved City Street	N			

\* Specification accuracy is not guaranteed but approximated to the best of our knowledge.

905 - 8166 FM 2754  
Austin, Texas, 18.082 AC +/-

