



*2352 Grubbs Road*  
*Sealy, TX 77474*  
*\$519,000*



*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*

- 3 Bdrm / 2 Bths / 2 ½ Bths
- 3,514 Sq. Ft.
- Levels: Single Story
- Open Concept
- Austin Stone/Hardie Board
- 5.98 Acres



## 2352 Grubbs Rd Sealy, TX

### Executive Home –

- 3514 Sq Ft on 5.98 Acres
- Split Floorplan/Open Concept
- 3Br, 2 Bath with 2 - ½ Baths
- Media room, Office, Computer Niche
- 3 car garage
- Built in 2014
- Large Island/Gas Appliances
- Walk-in Closets/Bay window
- Generous Laundry Room
- Hardie Board Siding, Sprinkler System
- Move in ready. .



**Bellville:**  
 979-865-5969 office  
 979-865-5500 fax  
[www.bjre.com](http://www.bjre.com)



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**New Ulm:**  
 979-992-3626 office  
 979-865-5500 fax  
[www.bjre.com](http://www.bjre.com)

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## HOME

Address of Home:		2352 Grubbs Road, Sealy, TX 77474		Listing #	116807
Location of Home:		Grubbs Road east off of Peters San Felipe Road			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size:		5.98 Acs
Subdivision Restricted:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Listing Price:</b>		<b>\$519,000.00</b>			
<b>Terms of Sale</b>		<b>Home Features</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input 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 type="checkbox"/> Microwave (Built-In)			
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	
Interest Rate:		<input checked="" type="checkbox"/> Refrigerator			
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	<b>Items Specifically Excluded from The Sale: LIST:</b>			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Sellers personal property - Seller will convey Refrigerator			
Number of Years:		Washer/Dryer, TV & Sound Board, Light Fixtures &			
		Fireplace Logs/Tools			
<b>Size and Construction:</b>		<b>Heat and Air:</b>			
Year Home was Built:	2014	<input checked="" type="checkbox"/> Central Heat	Gas <input checked="" type="checkbox"/>	Electric <input type="checkbox"/>	
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	
Bedrooms: 3	Bath: 2	<input type="checkbox"/> Other:			
Size of Home (Approx.)	3,514	<input checked="" type="checkbox"/> Fireplace(s)			
	5,174	<input type="checkbox"/> Wood Stove			
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
Roof Type:	Composition	<b>Utilities:</b>			
Year Installed:	2014	Electricity Provider:		Gexa Energy	
Exterior Construction:	Hardie Board	Gas Provider:		Bellville Butane	
<b>Room Measurements:</b>		Sewer Provider:		N/A	
<b>APPROXIMATE SIZE:</b>		Water Provider:		N/A	
Study:	14' 7" x 11' 6"	Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 200'
Dining Room:		Year Drilled:		2014	
Kitchen:	22' x 11'	Average Utility Bill:		Monthly: \$200.00	
Family Room:	31' 4" x 21' 7"	<b>Taxes:</b>		<b>Estimated</b>	<b>Year 2019</b>
Utility:	16' 7" x 9' 3"	School:		\$4,440.69	
Master Bath:	17' 6" x 13' 8"	County:		\$1,700.08	
Bath:	12' 4" x 7' 10"	Hospital:		\$135.38	
1/2 Bath:	8' 7" x 4' 7"	FM Road:		\$345.04	
Master Bdrm:	22' 1" x 16' 1"	Rd/Brg:		\$285.90	
Bedroom:	18' x 7"	City:			
Bedroom:	18' X 7"	<b>Taxes:</b>		<b>\$6,907.09</b>	
Media Room:	14' 6" x 16' 7"	<b>School District:</b>		Sealy Independent School District	
Foyer:	12' 5" x 7' 2"	<b>Additional Information:</b>			
Garage: <input checked="" type="checkbox"/>	Carport: <input type="checkbox"/> No. of Cars: 3	Built by Superior Custom Homes in 2014			
Size: 28 x 17	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	Alarm System, Sprinkler System			
<b>Porches:</b>		Will convey TV's, Washer/Dryer, Kitchen Table			
Front: Size: 40' x 9'		& Morror in Master Bath			
Back: Size: 40' x 15'	<input checked="" type="checkbox"/> Covered Outdoor Fireplace				
Deck: Size:	<input type="checkbox"/> Covered				
Deck: Size:	<input type="checkbox"/> Covered				
Fenced Yard:	No				
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:				
Construction:					
TV Antenna <input type="checkbox"/>	Dish <input type="checkbox"/>	Cable <input checked="" 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.**





### Directions:

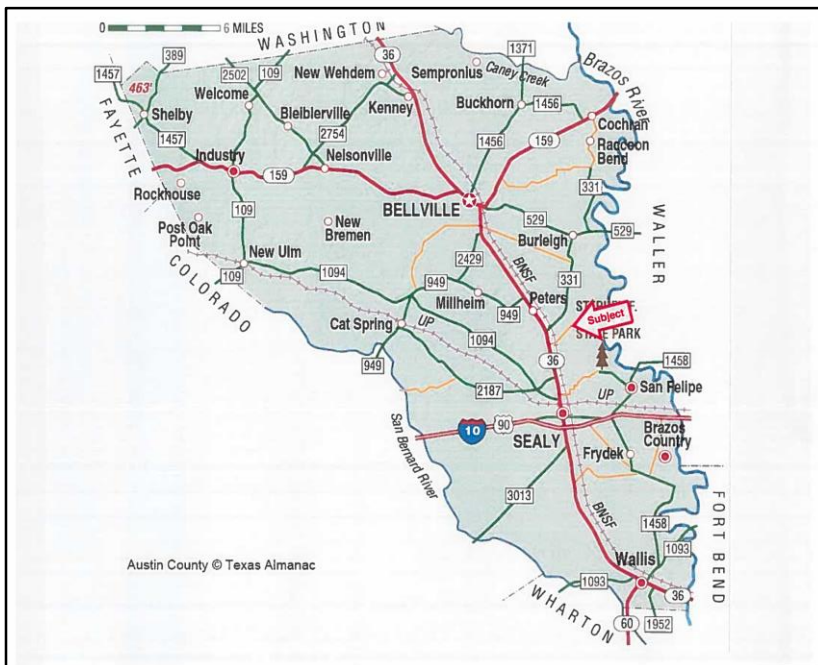
From Sealy, Texas go north on Hwy 36 to Grubbs Road and turn right (east) go past Peters-San Felipe Road to the property on your right.



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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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date