



# 32 Hacienda Street

## *Bellville, Texas*

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

*Since 1970*

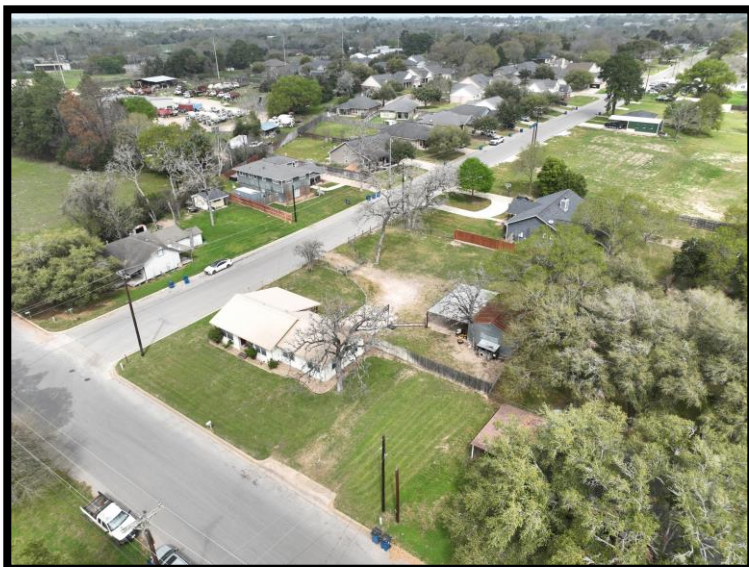
## 32 W. Hacienda Street

This charming one story 4-bedroom 2 bath ranch style home located on a half-acre lot on the much-desired Hacienda Street. The nice-sized kitchen is open to the living and dining area and multiple windows let in ample natural light. One bedroom was currently being used as a large walk-in closet with dressing area but can easily be converted back into a 4th bedroom. A small flex space would make a great little office or study nook. Original natural wood floors, as well as laminate can be found throughout the home. No carpet is a plus! Also, windows have recently been resealed and exterior paint touch ups have been completed.

Large, detached garage has 2 storage rooms and additional parking is available under the oversized carport area. The expansive backyard with oversized carport and 20' x 20' concrete slab is perfect for family gatherings and playtime.

This quaint home is conveniently located within a short drive to downtown Bellville and local schools.

**Great location and great starter home!**





## HOME

Address of Home:	32 W. Hacienda St., Bellville, TX 77418		Listing #:	
Location of Home:	32 W. Hacienda St., Bellville, TX 77418			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	0.51 Acres	
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>\$370,000.00</b>			
<b>Terms of Sale</b>	<b>Home Features</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	5
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher		
<u>Sell.-Fin. Terms:</u>		<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.	<u>Items Specifically Excluded from The Sale: LIST:</u>		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Any personal property		
Number of Years:				
<b>Size and Construction:</b>	<b>Heat and Air:</b>			
Year Home was Built:	1951	<input checked="" type="checkbox"/> Central Heat	Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/>	1
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"/>	1
Bedrooms: 4	Bath: 2	<input type="checkbox"/> Other:		
Size of Home (Approx.)	1,626 sf	<input type="checkbox"/> Fireplace(s)		
	1,626 sf	<input type="checkbox"/> Wood Stove		
Foundation: <input type="checkbox"/> Slab <input checked="" 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: Metal	Year Installed: Unknown	<b>Utilities:</b>		
Exterior Construction: Wood		Electricity Provider:	City of Bellville	
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>	Gas Provider:	City of Bellville	
Living Room:	See Floorplan with measurements	Sewer Provider:	City of Bellville	
Dining Room:		Water Provider:	City of Bellville	
Kitchen:		Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Depth:	
Family Room:		Year Drilled:		
Utility:		Average Utility Bill:	Monthly	
Bath:	<input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower	<b>Taxes:</b>	<b>2023</b>	Year
Bath:	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:	\$296.12	
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	County:	\$459.29	
Master Bdrm:		Hospital:	\$118.00	
Bedroom:		FM Road:	\$93.09	
Bedroom:		Rd/Brg:	\$97.88	
Bedroom:		City:	\$498.54	
Other:		<b>Taxes:</b>	<b>\$ 1,562.92</b>	
Garage: <input checked="" type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: 2		<b>School District:</b>	Bellville	
Size: See Additional Information <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		<b>Additional Information:</b>		
<b>Porches:</b>		Washer and Dryer stays if buyer wants them.		
Front: Size: 4' x 7'		19' x 20' garage with a 5' x 13' storage room and a		
Back: Size:		12' x 14' storage room that would make a great man cave.		
Deck: Size: 8'6" x 20' partially covered <input type="checkbox"/> Covered		20' x 30' covered carport.		
Deck: Size: <input type="checkbox"/> Covered		20' x 20' concrete slab that's perfect for a basketball goal.		
Fenced Yard: Yes with electronic gate		6' x 6' dog kennel area.		
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:		Fire pit in backyard stays.		
Construction: Metal				
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.**



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

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