



524 Peschel Lane

Sealy, Texas 77474



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

- 3 Bed / 2 Bath
- 1,548 SF
- Levels: Single
- Exterior: Siding

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524 Peschel Lane | Sealy, Texas 77474



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This move-in ready home on 1.25 acres has endless potential. Nestled right in the heart of Sealy, this 3 bed/2 bath home features a split-floor plan, spacious bedrooms, and an open concept living, dining, and kitchen area. The spacious lot provides a feeling of privacy along with ample outdoor yard space. The possibilities with this property are endless. Recent updates to the home include all new interior paint along with new carpet in the bedrooms. This property offers great value in a secluded setting, just outside of Sealy's charming downtown area.



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HOME

Address of Home:	524 Peschel Lane Sealy, Texas 77474		Listing	150567	
Location of Home:					
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Subdivision:	None	Property Size:	1.25 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	
Listing Price:	\$420,000.00				
Terms of Sale					
Cash:	<input type="checkbox"/> YES	<input type="checkbox"/> NO			
Seller-Finance:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Sell.-Fin. Terms:					
Down Payment:					
Note Period:					
Interest Rate:					
Payment Mode:	<input type="checkbox"/> Mo	<input type="checkbox"/> Qt.	<input type="checkbox"/> S.A.	<input type="checkbox"/> Ann.	
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO			
Number of Years:					
Size and Construction:					
Year Home was Built:	2004				
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES				
Bedrooms:	3	Bath:	2		
Size of Home (Approx.)	1,548		Living Area		
	Total				
Foundation:	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Pier/Beam	<input type="checkbox"/> Other		
Roof Type:	Composition		Year Installed:	2004	
Exterior Construction:	Hardi Plank				
Room Measurements:	APPROXIMATE SIZE:				
Living Room:					
Dining Room:					
Kitchen:					
Family Room:					
Utility:					
Bath:	Primary	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:		<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower		
Primary Bdr:	13' 5" x 14'				
Bedroom:	10' 7" x 11' 8"				
Bedroom:	11' 1" x 11' 8"				
Bedroom:					
Other:					
Garage:	<input checked="" type="checkbox"/> Carport:	<input checked="" type="checkbox"/>	No. of Cars:	2	
	Size:	12' x 23' 5"	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	
Porches:					
Front: Size:					
Back: Size:					
Deck: Size:	<input type="checkbox"/> Covered				
Deck: Size:	<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 checked="" type="checkbox"/>	Cable	<input type="checkbox"/>

Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	4
<input checked="" type="checkbox"/>	Dishwasher		
<input checked="" type="checkbox"/>	Garbage Disposal		
<input type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
<input checked="" type="checkbox"/>	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	Units:	1
<input checked="" type="checkbox"/>	Central Air	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	# Units:	1
<input type="checkbox"/>	Other:						
<input type="checkbox"/>	Fireplace(s)						
<input type="checkbox"/>	Wood Stove						
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric				

Utilities:

Electricity Provider:	TXU Energy		
Gas Provider:	City of Sealy		
Sewer Provider:	Sewer		
Water Provider:	Well - City water		
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	Unknown
	Year Drilled:	Approx 2004	
Average Utility Bill:	Monthly		

Taxes:

	2024	Year	
School:			\$0.00
County:			\$860.81
Hospital:			\$244.71
FM Road:			\$180.22
Rd/Brg:			\$184.97
Taxes:			\$1,470.71

School District:

Sealy ISD

Additional Information:

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

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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 Primary Assumed Business Name	License No.	Email	Phone
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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
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