



134 Lola Lane

Bellville, TX

New Ulm Office: 979.992.2636
Bellville Office : 979.865.5969

- Sanders Estates
- 2.52 Acres
- 3,168 SF ~ 4/3.5 Home
- Built in 1984
- Storage Shed
- Well House
- Partially Wooded / Restricted



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Bill Johnson & Associates
Real Estate

Since 1970



Welcome to 134 Lola Lane in picturesque Sanders Estate Subdivision just outside of Bellville!

Nestled on 2.5 beautiful acres with mature trees, this 4-bedroom home boasts 3.5 bathrooms, a large living room with vaulted ceilings, formal dining room, breakfast area, and game room. The primary suite has a generous primary bath with a double vanity, separate whirlpool tub and shower, as well as generous walk-in closets. The additional three bedrooms are located across the home, with one featuring an ensuite bath, two walk-in closets, and a double vanity. The home also offers a large 2 car attached garage with storage and a nice, wood deck. A storage shed and a well house complete this country property located just minutes from downtown Bellville.

Bellville:
 979-865-5969 office
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HOME

Address of Home:		134 Lola Lane, Bellville, TX 77418		Listing # 148774	
Location of Home:		134 Lola Lane, Bellville, TX 77418			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		Sanders Estates		Property Size: 2.524 Acres	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Listing Price:		\$549,500.00			
Terms of Sale		Home Features			
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans		No. 9
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 type="checkbox"/> Gas <input 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.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:		<input type="checkbox"/> YES <input type="checkbox"/> NO	All personal property.		
Number of Years:			Heat and Air:		
Size and Construction:					
Year Home was Built:		1984			
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES			
Bedrooms: 4		Baths: 3 1/2			
Size of Home (Approx.):		3,168		Living Area	
		Total			
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Composition		Year Installed: 2017	
Exterior Construction:		Brick			
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:		#2	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:		#3	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Master Bdrm:					
Bedroom:					
Bedroom:					
Entry:					
Other:					
Garage:		<input checked="" type="checkbox"/> Carport: <input type="checkbox"/>	No. of Cars: 2		
Size:		<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached		
Porches:					
Sun Porch:					
Front Size:					
Deck Size:				<input type="checkbox"/> Covered	
Patio Size:				<input type="checkbox"/> Covered	
Fenced Yard:		No			
Outside Storage:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size: 12' x 16'		
Construction:		Wood			
TV Antenna:		<input type="checkbox"/>	Dish:	<input type="checkbox"/>	Cable:

Utilities:	
Electricity Provider:	San Bernard
Gas Provider:	
Sewer Provider:	Septic
Water Provider:	Well
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: unknown
	Year Drilled: 1984
Average Utility Bill:	Monthly
Taxes:	
	2023 Year
School:	\$4,876.45
County:	\$1,837.71
Hospital:	\$479.41
FM Rd:	\$381.60
SpRd/Brg:	\$391.64
Taxes:	\$7,966.81
School District:	Bellville

Additional Information:

Well House 10' x 12'

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



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
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