



BEVERS REAL ESTATE

Serving Central Texas



Price: \$569,500
Type: Residential (Farm and Ranch)
Address: 9683 Pecan Hill Lane
City/County: Bellville, Austin County
Bed/Bath: 4 Bedrooms, 2.5 Bath
Size/Acreage: ~2,464 Sq. Ft., ~30.00 Acres
ID No.: 55237
Listing Name: **NORTHBROOK RANCH**
Status: Active

A tree-lined drive creates the beautiful approach to this pristine country home. The home sits atop a high hill and overlooks a pastoral scene including a large pond. (The home's enclosed front porch allows you to enjoy this view year round.) Some of the many features include white oak floors in the living area, a Rumford fireplace with blower in the den, granite countertops in the kitchen and wet bar. A large, tiled bonus room can be used as an exercise room, playroom or a TV room. An above ground pool, goldfish pond, irrigated orchard, vegetable garden, lush flower beds and meandering paths add extra beauty and enjoyment to this country home. More acreage available.

Call Ken Bevers @ 281-685-4050



| Improvements | Land Features | Other | Financing |
|---|---|---|--|
| <ul style="list-style-type: none"> ▪ 4 Bedrooms ▪ 2.5 Bathrooms ▪ Approx. 2464 Sq F ▪ Const. Type: Standard Frame ▪ Single Floor ▪ Hardi Plank & Stone Exterior ▪ Metal Roof ▪ Year Built: 1983 ▪ Age Range: Over 20 Yrs ▪ Fireplace ▪ Garage/Carport ▪ CHA ▪ Barn & Pens ▪ Swimming Pool | <ul style="list-style-type: none"> ▪ Paved Road Frontage ▪ Minerals Conveyed: None ▪ Partially Wooded ▪ Rolling ▪ Pond | <ul style="list-style-type: none"> ▪ School District: Bellville ▪ Taxes: ~ \$3,299.00 | <ul style="list-style-type: none"> ▪ Cash ▪ Conventional |
| <p>Directions: Take 159 West out of Bellville toward Nelsonville. Go approx 8 1/2 miles and property on left. Property cannot be seen from road. (24 hour advance appointment required for showing)</p> | | | |
| <p>No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.</p> | | | |

Gorgeous Views All Around





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9683 Pecan Hill Lane
Bellville, TX 77418

ADDITIONAL INFORMATION PER OWNER:

- Home built in 1983 / brick, stone and hardy plank
- Pier and beam construction 3 ft crawlspace
- Foundation is concrete block/ cement 6' deep
- Steel "I" beam - main support
- Metal roof on house and garage
- 2 car detached garage with attached carport and storage
- 5 ton AC and furnace, 6 years old
- AC ducting in crawl space
- 8ft X 55 ft screened, glassed-in front porch – ceramic tile floor
- Cedar closet in attic
- 2"X 6" exterior walls with 6" insulation
- Radiant barrier in attic
- Full house attic fan
- Granite counters in kitchen and wet bar
- Built –in oak bookcases – den and office/ bedroom
- White oak floors L.R. and den
- Pine floor in Office/bedroom
- Hall and other bedrooms engineered wood - oak
- Kitchen, Utility and Bonus Room ceramic tile
- "Magic" windows
- Septic system pumped out in Mar. '09
- Irrigated orchard with Black Walnut, Pear, and Pecan trees
- Well is 129' deep pump set at approximately 80ft
- House on water softener
- House plumbed for propane fireplace, hot water heater, kitchen stove and clothes dryer if desired
- Second electric panel for generator to run well, ref. and lights (no generator included)
- Above ground 24 ft diameter pool with deck-.

NORTHBROOK RANCH



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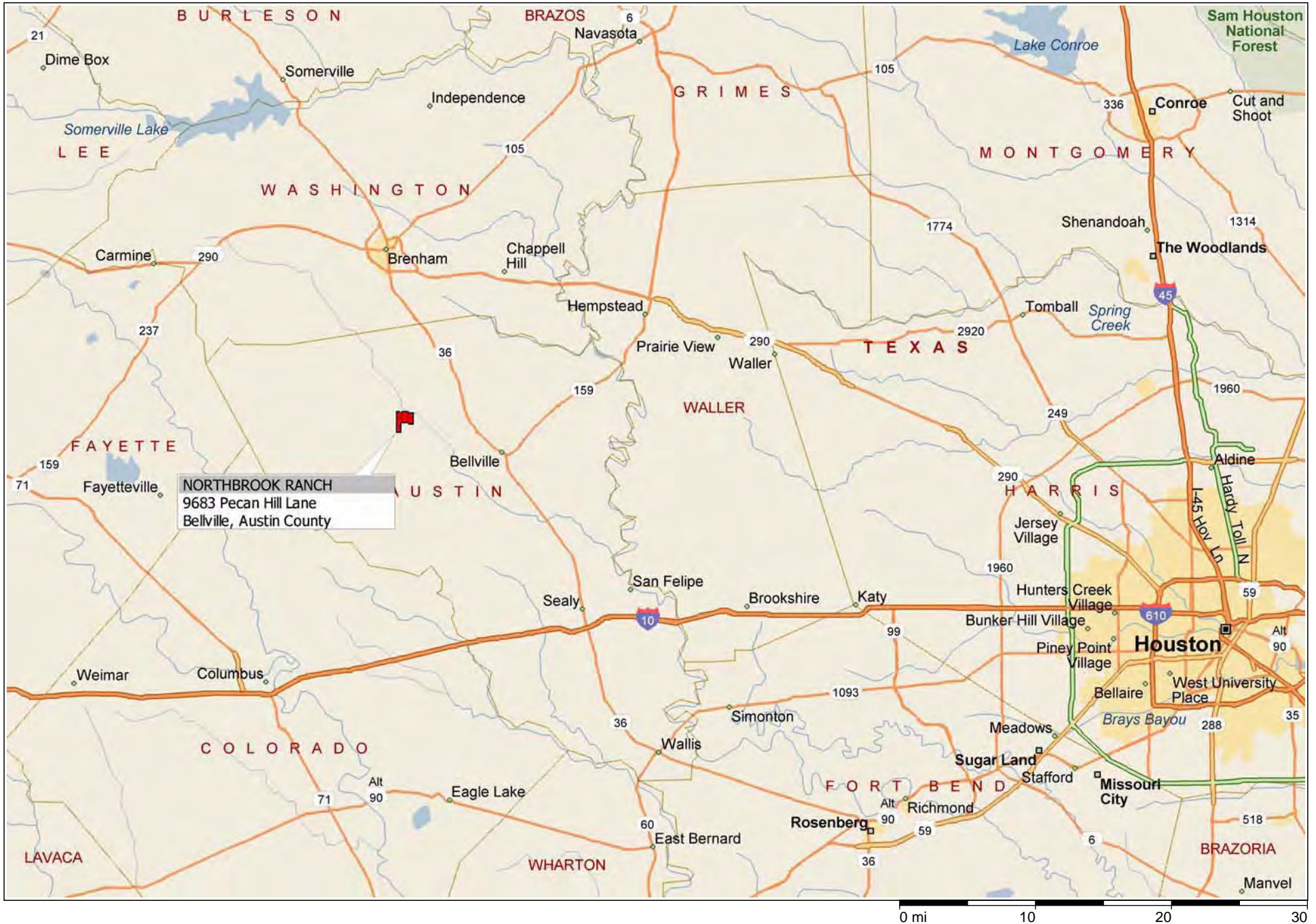
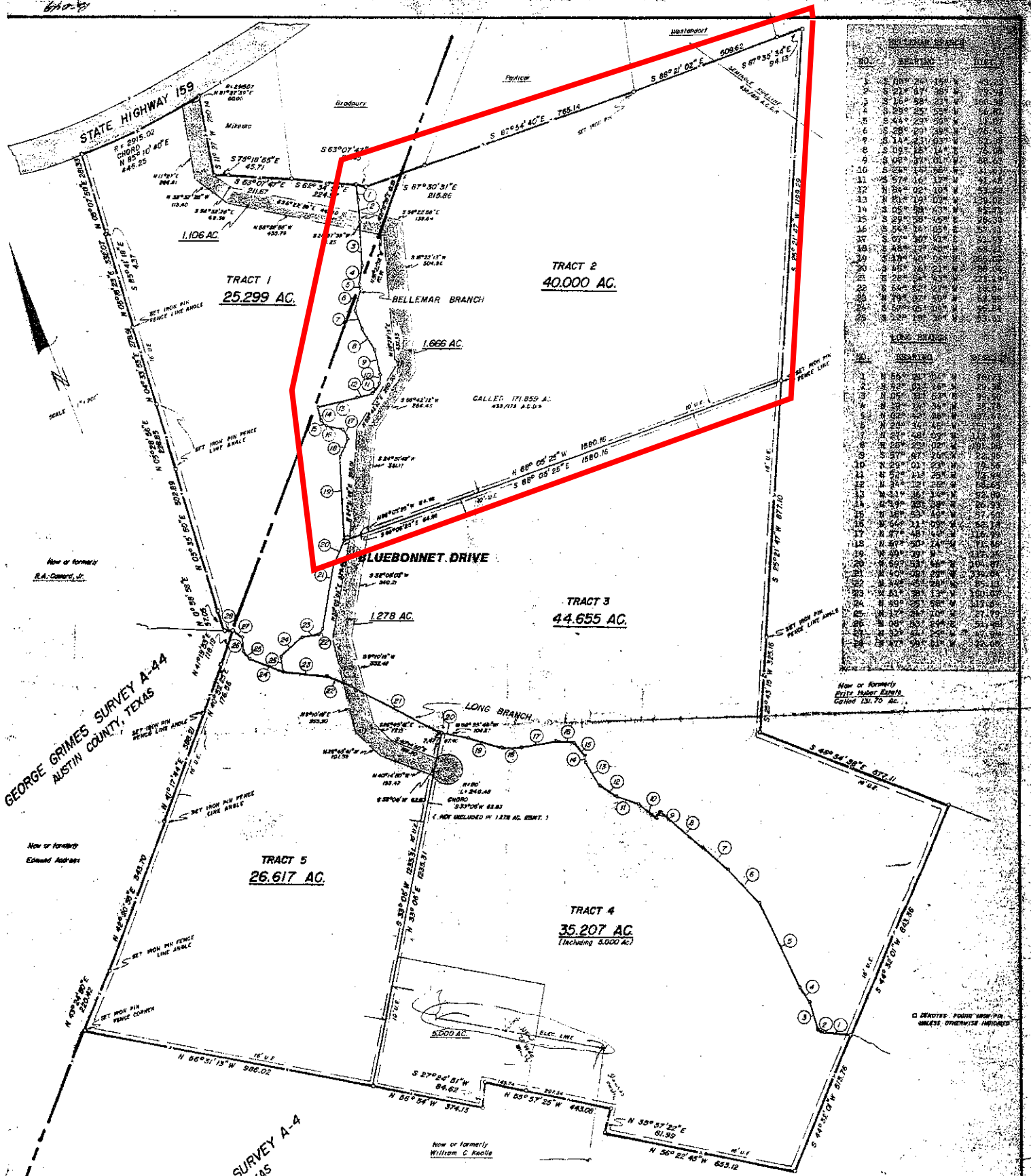


EXHIBIT A





| NO. | BEARING | DIST. |
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| 1 | S 88° 21' 02" E | 508.62 |
| 2 | S 67° 32' 34" E | 54.12 |
| 3 | S 67° 32' 34" E | 54.12 |
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STEPHEN F AUSTIN SURVEY A-4
AUSTIN COUNTY, TEXAS

Bluebonnet Drive is intended as a common easement and is not and shall not be considered a public road nor accepted by the Commissioner's Court of Austin County, Texas, and the owners of said property, their successors and assigns waive all rights to public maintenance of roads necessary for ingress and egress to each property.

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|--|---|
| BLUEBONNET ESTATES | |
| MUZZY - PLEDGER & ASSOC., INC. LAND SURVEYORS | |
| 1900 West Main St. P.O. Box 1736 Brenham, Tex. 77833 | 22 North Bell St. P.O. Box 831 Bellville, Tex. 77818 |
| John E. Pledger, RI R.P.S. No. 2183 DATE: FEBRUARY 3, 1983 SHEET 2 OF 2 | COUNTY: AUSTIN SURVEY: STEPHEN F. AUSTIN A-4 ADJUTANT: GEORGE GRIMES A-44 |