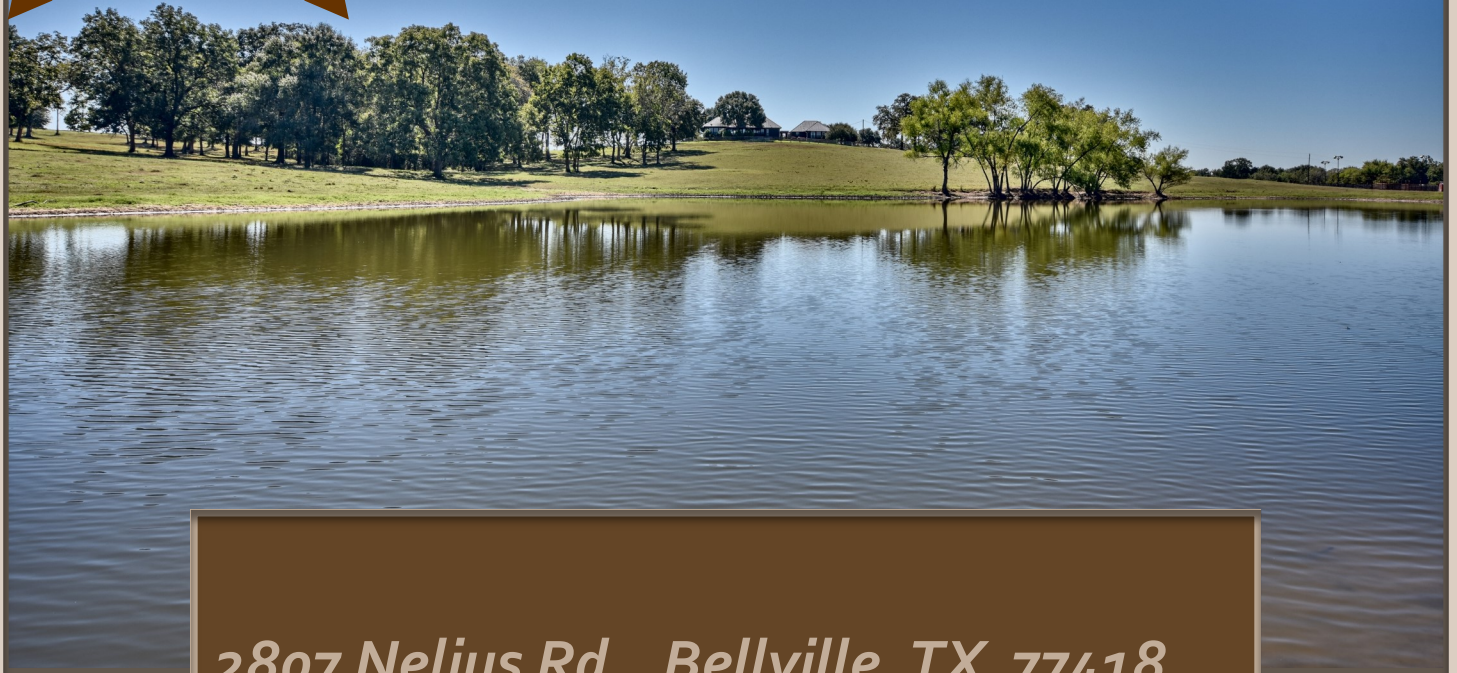


Exclusive Listing by

J Frank Monk Real Estate

\$2,295,000.00



*2807 Nelius Rd., Bellville, TX 77418*

The gorgeous rock entrance with custom automatic gate opens to 102 acres of stunning views, a mature live oak tree lined driveway, improved pastures and native woods for wild-life. This property has a beautiful 4 bedroom and 3 1/2 bath country home with unique finishes. Home features exposed reclaimed ceiling beams through out the entire first floor, a custom antler chandler, and a crafted staircase railing . In the kitchen is a antique working stove, stainless steel counter tops and reclaimed barn wood cabinets. You can enjoy the views out the large windows in the living room or master bedroom. There is a large covered front porch and a covered back porch which looks out to the pristine 5 acre lake stocked with bass. There is a game room for entertaining with a separate bathroom connected to the spacious garage. A custom horse and utility barn complete with a large arena. The fenced pastures through out the property make a diverse ranch suitable to achieve any country dream.



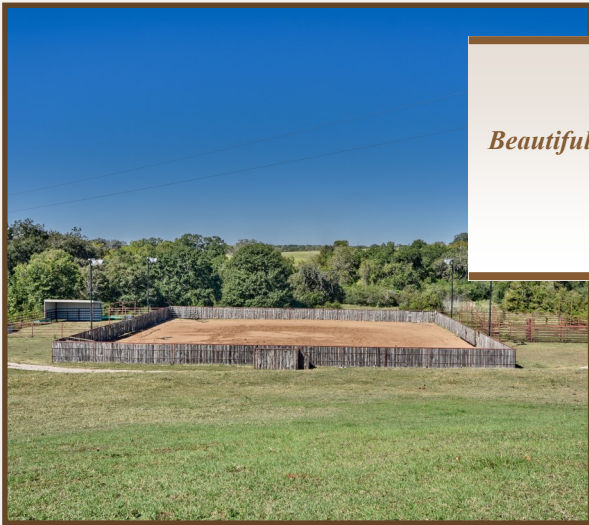


Monk# 979	2807 Nelius Rd.	4	4	Bellville	\$2,295,000.00	
	Address	Bedrooms		Baths	Town	Price
Property Type	Country Home/Acreage	Carpet	Y	Room Sizes	1st Floor	Upper Floor
Ext Construction	Wood	Drapes	N	Living Rm	14'9" x 26'3"	
Acreage	102.102/ACAD	Blinds	Y	Baths	2	2
School District	Bellville ISD	Fireplace	Y	Kitchen	15'6" x 17'	
Estimated Taxes	\$7,456 w/o Exemptions	Dishwasher	Y	Dining	12' x 15'6"	
Year Built	1993	Disposal	Y	Breakfast	15' x 11'9"	
Sq. Footage	3,285 sq. ft. Per ACAD	Microwave	Y	Bedroom	20'9" x 21'9"	
Foundation		Refrigerator	Y	Bedroom		17'6" x 13'7"
Type Floors	Wood/Tile/Carpet/Vinyl	Storm Door/s	Y	Bedroom		14'4" x 17'6"
Type Roof	Metal	Double Pane	Y	Bedroom		14'4" x 17'6"
Type Walls	Wood/Sheetrock	Screens	Y	Utility	9' x 10'	
Type A/C	Central Electric	Fenced	Y	TAX ID	R000002869	
Type Heat	Central Electric	Public Sewer	N	<b>Custom Features:</b> Working Antique Stove,		
Covered Parking	Garage	Septic Tank	Y	Old Chicago style Faucet, Pounded Metal Sink,		
Patio/Deck	Back	Public Water	Y	Reclaimed wood beams, Antique front and		
Porch/s	2	Water Well	Y	back doors, Recess lighting, custom fixtures,		
Exclusions		Gas	Y	stacked rock fireplace, Antique pressed ceiling		
Restrictions	None	Satellite Dish	N	in Dining room, custom sinks in master and 1/2		
TxLS ID#	123995	TV Antenna	N	bath, Triple shower in master bath with walk in		
MLS ID#	44776883	Workshop	Y	closet with built in drawers and shelves		
Mandatory HOA	No	County Road	Y	* Specification accuracy is not guaranteed but approximated to the best of our knowledge.		



*Amazing custom home that is perfect for living the country dream.*





*Beautiful property that offers lots of extras!*

