

Presenting Special Features
10501 Hwy 159 West, Bellville
Updated Farmhouse on 4 Acres with Ag Exemption

- Tastefully updated 1930's farmhouse on four acres with fenced yard.
- 1,119 square feet with two bedrooms and two bathrooms.
- High (8'6") ceilings throughout plus 10' architectural ceiling in living area.
- Shiplap walls, original brick pot-bellied stove chimney, refinished original wood floors.
- Open living, dining & kitchen with breakfast bar.
- Property mixed with rolling pasture and wooded areas.
- House completely gutted and remodeled with insulation and vapor barrier.
- Restored bathtub with new tile walls and floor in master bathroom.
- Living area and both bedrooms pre-wired for satellite television.
- Restored original interior doors and hardware.
- Original 1930's two car garage with sliding barn doors.
- Existing agricultural exemption.
- Stainless steel range, dishwasher and 3-door refrigerator with icemaker convey
- **New in 2017**
 - ✓ 220' water well, 110-gallon pressure tank, 220-volt pump and pump house
 - ✓ 750-gallon septic system
 - ✓ 2½ ton central heat and air conditioning
 - ✓ Kitchen cabinets with granite counter tops, stainless steel sink, and two pantries
 - ✓ Poles and electric supply lines to house by San Bernard Electric Cooperative
 - ✓ Rewired with 12 gauge wiring, 220 wiring and 200 amp breaker box
 - ✓ Plumbing throughout (interior and exterior); water softener
 - ✓ Double-paned windows (Original windows stored in original pump house.)
 - ✓ Shower with tiled walls and floor in guest bathroom
 - ✓ Walk-in closet with high and low clothes rods
 - ✓ Exhaust fans in bathrooms - ceiling fans in living room and bedrooms
 - ✓ Large utility/mud room plumbed for washer and electric dryer
 - ✓ 40-gallon water heater in utility/mud room closet
 - ✓ Insulation: attic with R-19, 6" thick - walls with R-11, 4" thick
 - ✓ Folding aluminum attic stairs, hydraulic easy close
 - ✓ Custom exterior skirting/ventilated trim
 - ✓ High definition composition roof with ridge vents
 - ✓ Back porch addition

This property is conveniently located 9 miles west of Bellville on corner of Skalak Road and Highway 159W (with an entrance off each road), only 6 miles to Industry, 15 miles to Brenham, and 25 miles to either I-10 or Hwy 290. IAH and Austin Airports are only 1.5 hrs away.



Linda Niehuus • 979-277-5391
Sharlie Douglass • 703-850-9946