

210 S. Bell Street Bellville, TX

- > 3 Bedroom / 2 Baths
 - Built in 1910
- Detached Office w/Walk in Shower
- She-Shed 2 Story w/Sleeping Quarters
- Outdoor Kitchen & Entertainment Deck
 - Luxurious Pool

Located in the heart of Bellville one block off the Square, this 1910 Victorian sits on two large lots between the highly-desirable streets of S. Bell and S. Holland. Shiplap, original pine floors and high ceilings provide vintage farmhouse charm while granite countertops, stainless appliances and updated kitchen and baths give owners the modern amenities they desire. The two-story main house has 3 bedrooms and 2 baths with cozy nooks, clever storage spaces and lots of built-ins.

















Section of Home: Section Secti							CURACY OF THE INFORMATION H OF ANY PROPERTY DESCRIBED I		TH RESPECT TO THE	
Section of Home: Section Secti					<u>H0</u>	<u>ME</u>				
Section of Home: Section Secti	Address of Home:	210 S. Bell St., Bellville TX 77418						Listing	132233 TXLS	
Property Size 0.667	Location of Home:									
Subdivision:	County or Region:					1 7		? ✔ YES	☐ NO	
Listing Price: \$997,813.00 Home Features Listing Frans No. Seath: VES NO Dishwasher Dishwashe	Subdivision:	N/A							•	
	Subdivision Restricted:	YES	☑ NO	Man	datory Me	embership in	Property Owners' Assn.	☐ YES	☑ NO	
Cash: V YES	Listing Price:									
Seller-Finance: YES NO W Garbage Disposal	Terms of Sale					>	Ceiling Fans No.			
SellFin. Terms; Warrowave (Built-In) Gas Electric	Cash:	=	_			~	Dishwasher			
	Seller-Finance:	☐ YES	✓ NO				Garbage Disposal			
Refrigerator	SellFin. Terms:						Microwave (Built-In)			
terest Rate: and	Down Payment:					~	Kitchen Range (Built-In) ☑ Gas	☐ Electric	
Payment Mode:	Note Period:						Refrigerator			
Salloon Note: YES NO Number of Years: Heat and Air: W Central Heat Gas Bectric Certal Heat Gas Bectric Certal Air Gas Bectric Modernooms Size of Home (Approx) Total Wood Stove Wood Stove	Interest Rate:					Items Specif	ically Excluded from The Sa	ıle: LIST:		
Heat and Air; Central Heat Gas Electric Central Air Gas Central Air Gas Electric Central Air Gas Electric Central Air Gas Electric Central Air Gas Central Air Gas Electric Central Air Gas Electric Central Air Heater Cen	Payment Mode:	Mo Q	t. 🗌 S.A.		Ann.	All of Selle	ers personaly property l	ocated o	n said 0.667 Ac	
Heat and Air: Central Heat Gas Detection Central Air Gas Detection Central A	Balloon Note:	YES	☐ NO							
Central Heat	Number of Years:									
Variable						Heat and	Air:			
Sed Based Paint Addendum Required if prior to 1978: YES	Size and Construction:					~	Central Heat Gas 🗹	Electric		
Fireplace(s) Size of Home (Approx.) 2738 sqft Living Area Wood Stove Water Heater(s): Gas Electric Wood Stove Water Heater(s): Gas Electric Water Heater(s): Gas Electric Gas V Electric Water Heater(s): Gas V Electric Gas V Electric Water Heater(s): Gas V Electric Gas Provider: City of Bellville Gas Provider: City of Bellville Gas Provider: City of Bellville Water Provider: City of Bellville Water Well: Yes NO Depth: N/A Water Well: Yes NO Depth: N/A Water Well: Yes V NO Depth: N/A Water Well: Yes V NO Depth: N/A Water Well: Yes V NO Depth: N/A Water Well: Yes Water Well: N/A Water Well: Water Well: Water Well: N/A Water Well: Water Well: Water Well: Water Well: N/A Water Well: Water Well	Year Home was Built:	1910 (Per A	ACAD)			~	Central Air Gas	Electric	✓	
Size of Home (Approx) 2738 sqft Living Area	Lead Based Paint Addendum F	Required if prior	to 1978:	<u> </u>	YES		Other:			
Total Water Heater(s): Gas Electric	Bedrooms: 3	Baths: 2	2				Fireplace(s)			
Foundation: Slab Pier/Beam Other Roof Type: Composition Year Installed: 2013 Exterior Construction: Asbestos Siding Electricity Provider: City of Bellville Gas Provider: City of Bellville Sewer Provider: City of Bellville Water Well: YES NO Depth: N/A Wear Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES 2020 Year Sath: 1st Floor 9'x7' Tub Shower Sath: 2nd Floor 9'x7' Tub Shower Water Well: Shower Water Well: YES 2020 Year School: S4,391.9' School: S4,391.9' School: S4,391.9' Sedroom: Back 15'x16' / Reading Area 8'x9' Sedroom: Front 14'x17' FMBrdg: S78.96 Sedroom: Front 14'x17' FMBrdg: S578.96 Sedroom: Front 14'x17' FMBrdg: S578.	Size of Home (Approx.)		2738 sqft	Livi	ing Area		Wood Stove			
Roof Type: Composition				Tota	al	V	Water Heater(s):	Gas	✓ Electric	
Exterior Construction: Asbestos Siding	Foundation: 🗌 Slab 🗹 Pi	er/Beam 🗌 Oth	ner							
Gas Provider: City of Bellville Sewer Provider: City of Bellville Sewer Provider: City of Bellville Water Vell: Year Drilled: N/A Average Utility Bill: Monthly Taxes: School: County:	Roof Type: Composition			201	3	<u>Utilities:</u>				
APPROXIMATE SIZE: Sewer Provider: City of Bellville	Exterior Construction:	Asbestos S	iding			·				
Water Provider: City of Bellville Water Provider: City of Bellville Water Provider: City of Bellville Water Well: YES NO Depth: N/A Year Drilled: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly Water Well: YES NO Depth: N/A Average Utility Bill: Monthly ### Average Utility Bill: Average Utility Bill: Average Utility Bill: Average Utility B						,				
Water Well: YES NO Depth: N/A Streakfast Area: 7'X6' Average Utility Bill: Monthly School: Streakfast Area: 7'X6' School: Streakfast Area: 7'X6' School: Streakfast Area: 7'X6' Hoverage Utility Bill: Monthly School: Streakfast Area: 7'X6' Average Utility Bill: Monthly School: Streakfast Area: 7'X6' Hoverage Utility Bill: Monthly School: Streakfast Area: 7'X6' Average Utility Bill: Monthly School: Streakfast Area: 7'X6' Hoverage Utility Bill: Monthly School: Streakfast Area: 7'X6' Average Utility Bill: Monthly School: Streakfast Area: 7'X6' Hoverage Utility Bill: Monthly School: Scho						+	3			
Sitchen: 11'x12' Year Drilled: N/A Average Utility Bill: Monthly Stath:	Living Room: 17'x19'					11				
Average Utility Bill: Monthly Streakfast Area: T'x6'	3					Water Well:				
### Additional Information: ### Description of Pixal of Porches: ### Description of Pixal of Porches of Porche of Porch of Porche of Porche of Porche of Porch of Po	Kitchen: 11'x12'									
Sath: 1st Floor 9'x9'	Breakfast Area: 7'x6'					Average U	tility Bill: Monthly			
Sath: 2nd Floor 9'x7'			_							
Bath: Tub			=	=			2020	Year		
Primary Bdrm: Upstairs 16'x19' Sedroom: Back 15'x16' / Reading Area 8'x9' Sedroom: Front 14'x17' Sedroom: Front 14'x17' Sedroom: Pint 14'x17' Sedroom: Front 14'x17' Sed		7'		<u> </u>		-				
Bedroom: Back 15'x16' / Reading Area 8'x9' Bedroom: Front 14'x17' Briting: 9'x11' Carport: No. of Cars: 2 Connected to Office Conn	Bath:		∐ lub		Shower	11 -			· '	
Front 14'x17' Sedroom: Front 14'x17' Sentry: 9'x11' Connected to Office Connected to Off						•				
School District: \$8,266.87 School District: Bellville ISD Garage: Carport: No. of Cars: 2 Connected to Office Attached Detached Pergola: 15'x12' Front Porch 8'x31' Cover Front and Backyard fully irrigated. Backyard landscaping						- H				
School District: Bellville ISD Carport: No. of Cars: 2 Connected to Office Attached Detached Pergola: 15'x12' Front Porch 8'x31' Covere Front and Backyard fully irrigated. Backyard landscaping										
Carport: No. of Cars: 2 Connected to Office Attached Detached Porches: Outdoor Kitchen 25'x30' with approx. 2,000 SQFT addtnl decking. Lion 6-burner grill and dishwasher Front Porch 8'x31' Covere Front and Backyard fully irrigated. Backyard landscaping	-					•	<u> </u>	1		
Connected to Office Attached Detached Additional Information: Outdoor Kitchen 25'x30' with approx. 2,000 SQFT addtnl decking. Lion 6-burner grill and dishwasher Front Porch 8'x31' Covert Front and Backyard fully irrigated. Backyard landscaping						School Di	istrict:	Bellville	ISD	
Porches: Outdoor Kitchen 25'x30' with approx. 2,000 SQFT addtnl Pergola: 15'x12' decking. Lion 6-burner grill and dishwasher Front Porch 8'x31' Covere Front and Backyard fully irrigated. Backyard landscaping										
Pergola: 15'x12' decking. Lion 6-burner grill and dishwasher Front Porch 8'x31' Covere Front and Backyard fully irrigated. Backyard landscaping		ffice	⊻ Attached	Ш	Detached					
Front Porch 8'x31' Covere Front and Backyard fully irrigated. Backyard landscaping										
	-									
		[.al								
Covered Jacuzzi J-355 hot tub (Installed Nov. 2018))									
	Fenced Yard: YES						•	Г		
	Outside Storage: Yes No Size:									
	TV Antenna	obl o	A/C Unit downstairs replaced 2019 SHE-SHED in backvard:800 sq. ft.							

The detached office includes a large open space, a small sunroom, and a spacious bathroom and closet, perfect for entertaining, a kids' hangout, or guest quarters. The pretty two-story She-Shed has sleeping quarters upstairs and a sitting area, craft room or office downstairs. A massive deck connects these structures to a large outdoor entertaining space complete with two pergolas, a fully-equipped kitchen, inground pool and jacuzzi. The professionally-landscaped backyard has two raised garden beds, an irrigation system and outdoor lighting. Enjoy all of this and the property's enviable location when you call this treasure your home.









NO REPRESENTATIONS OR WAR	RANTIES EITHER EX							H RESPECT TO THE	
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Address of Home:	210 S Bel	ll Bellvill	e TX 7741	<u></u>	_				
Location of Home:			e Courthouse		Listing # 132233				
County or Region:	Austin	Journ of the	o Courtilouse	3, aowinown	For Sale Sign on Property? ✓ YES NO				
Subdivision:		Property Size: 0.667 AC							
Subdivision Restricted:	None YES	✓ NO	Mandatory Me	mharchin in				V NO	
Listing Price:	\$997,813.00	_	ivial idatory ivie	Office Fea		ileis Assii.			
Terms of Sale:	ψ337,013.00	,		<u>⊘ince i ea</u>	Ceiling Fan	s No.		3	
Cash:	✓ YES	□ NO			Dishwasher				
Seller-Finance:	YES	✓ NO		H	Garbage Di				
SellFin. Terms:					Microwave (I	•			
Down Payment:				П	Kitchen Range		Gas	7 Electric	
Note Period:					Other		Gas	Licetre	
Interest Rate:				tems Specifi	cally Excluded	from The Sa	le: LIST:		
Payment Mode:	Пмо П	Qt. S.A.	☐ Ann.					l on said	
Balloon Note:	☐ YES	□ NO	L Allii.	All Sellers personal property located in and on said .667 acres					
Number of Years:				1007 40100					
ramber of Feare.				Heat and	Air·				
Size and Construction:				<u> </u>	Central Heat	Gas	□ Electric		
Year Home was Built:	2000 (Per A	(CAD)		$\overline{\mathbf{v}}$	Central Air	Gas	Electric		
Lead Based Paint Addendum F			☐ YES	~	Other:		Dual Wa	II Unit	
Bedrooms: 0	Baths: 1	10 1070.			Fireplace(s))	Duai Wa		
Size of Home (Approx.)		575 sa. ft.	Living Area		Wood Stove				
о.20 от тот (трртола)		o. o o q	Total	~	Water Heate		as	Electric	
Foundation: 🔽 Slab 🗌 Pi	ier/Beam Oth	ner							
Roof Type: Metal		ear Installed:	Unknown	Utilities:					
Exterior Construction	Siding			Electricity	Provider:		City of B	ellville	
	<u> </u>			Gas Provid			City of B		
Room Measurements:	APPROXIMA	TE SIZE:		Sewer Pro	vider:		City of B		
Living Room:	•			Water Prov	vider:		City of B		
Dining Room:				Water Well:	YES 🗸 I	NO Depth:			
Kitchen:					Υe	ear Drilled:			
Family Room: Entire Space	is 23 ft. x 25	ft.		Average Utility Bill: Monthly:					
Utility Room:				_		•			
Bath: 14x10		Tub	✓ Shower	Taxes:	See Home	Sheet	Year		
Bath:		Tub	Shower	School:					
Bath:Master		Tub	Shower	County:					
Bedroom:				Hospital:					
Bedroom:				FM Road:					
Bedroom:				Rd/Brg:					
Bedroom:				Taxes:					
Other: Large Walk In	Closet with Bu	uilt-Ins		School D	istrict:				
Garage: Carport: 🗹	No. of Cars:								
Size: *See Home Shee	et 🗀	Attached	Detached	Additiona	l Informatio	on:			
Porches:									
Front: Size:									
Back: Size:									
Deck: Size:			Covered						
Deck: Size:			Covered						
Fenced Yard:									
Outside Storage: Yes	☐ No Size:								
Construction:									
TV Antenna □	Dish \square	Ca	able 🗌						



