

Designer's Dream

This unique home was built in 1980, and has gone thru a recent update. Located on the end of a cul-de-sac street, this home offers privacy, beautiful setting and a private home owner's association pond and park that is located less than a block away.



Hillside Location

Located on a sloping lot, this location allows for unique and interesting landscape. The backyard is terraced with layered decking and a large screened and covered patio. This is a great place to relax in the evenings.



Screened Patio

The patio is a great place for entertaining, unique pass thru bar window to the kitchen make for an easy job of entertaining.

Designer's Dream



Terraced backyard makes for a unique opportunity for additional landscaping projects



Let's get cooking! Updated kitchen with gas stove, new ceramic flooring, and new ceramic counter tops with backsplash. Nice neutral colors thru out.

Designer's Dream

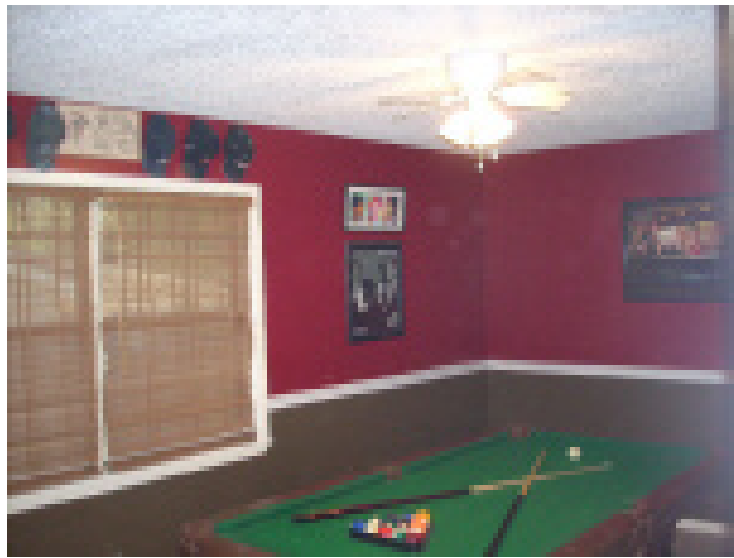


Updated and modern! Beautiful flooring, wall colors and accents.
Faux Fireplace, Does not Burn Wood.



Breakfast nook off the Den

Designer's Dream

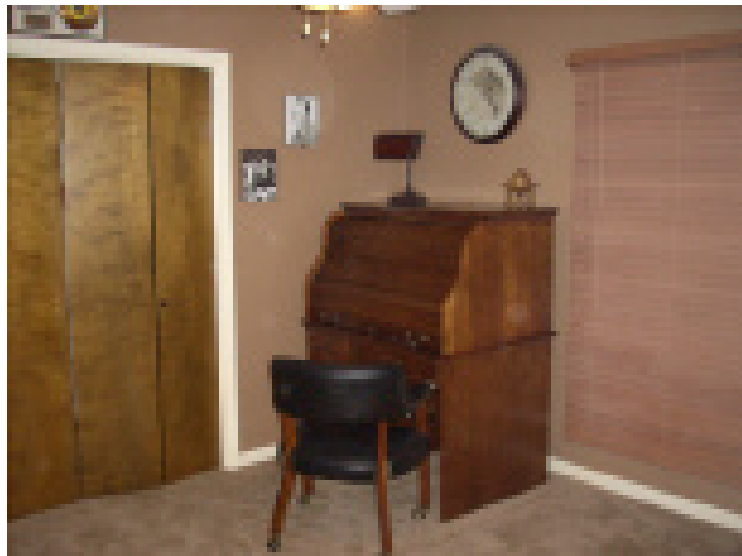


Game room



Hall Bath

Designer's Dream



Designer's Dream





TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2010

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

1807 Lakeview, Brenham

CONCERNING THE PROPERTY AT _____ Brenham, _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	/			Gas Lines (Nat/LP)	/			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder	/		
Carbon Monoxide Det.				Hot Tub		/		Rain Gutters	/		
Ceiling Fans	/			Intercom System		/		Range/Stove	/		
Cooktop	/			Microwave		/		Roof/Attic Vents	/		
Dishwasher	/			Outdoor Grill		/		Sauna		/	
Disposal	/			Patio/Decking	/			Smoke Detector	/		
Emergency Escape Ladder(s)			/	Plumbing System	/			Smoke Detector - Hearing Impaired		/	
Exhaust Fans	/			Pool		/		Spa		/	
Fences	/			Pool Equipment		/		Trash Compactor		/	
Fire Detection Equip.	/			Pool Maint. Accessories		/		TV Antenna	/		
French Drain			/	Pool Heater		/		Washer/Dryer Hookup	/		
Gas Fixtures	/			Public Sewer System	/			Window Screens	/		

Item	Y	N	U	Additional Information
Central A/C	/			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers		/		number of units: <u>n/a</u>
Wall/Window AC Units		/		number of units: <u>n/a</u>
Attic Fan(s)		/		if yes, describe: <u>n/a</u>
Central Heat	/			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>1</u>
Other Heat		/		if yes, describe: <u>n/a</u>
Oven	/			number of ovens: _____ <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	/			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input checked="" type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		/		<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage	/			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	/			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls	/			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>DIRECT TV</u>
Security System	/			<input type="checkbox"/> owned <input type="checkbox"/> leased from <u>n/a</u>
Water Heater	/			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener	/			<input type="checkbox"/> owned <input type="checkbox"/> leased from <u>n/a</u>
Underground Lawn Sprinkler	/			<input type="checkbox"/> automatic <input checked="" type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		/		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 1-01-10

Initialed by: Seller: P and Buyer: _____

Page 1 of 5

Concerning the Property at Brenham,

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: _____ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		/
Ceilings		/
Doors		/
Driveways	/	
Electrical Systems		/
Exterior Walls		/

Item	Y	N
Floors		/
Foundation / Slab(s)		/
Interior Walls		/
Lighting Fixtures		/
Plumbing Systems		/
Roof		/

Item	Y	N
Sidewalks		/
Walls / Fences		/
Windows		/
Other Structural Components		/

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): CRACKS IN

DRIVEWAY.

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		/
Asbestos Components		/
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		/
Endangered Species/Habitat on Property		/
Fault Lines		/
Hazardous or Toxic Waste		/
Improper Drainage		/
Intermittent or Weather Springs		/
Landfill		/
Lead-Based Paint or Lead-Based Pt. Hazards		/
Encroachments onto the Property		/
Improvements encroaching on others' property		/
Located in 100-year Floodplain		/
Located in Floodway		/
Present Flood Ins. Coverage (If yes, attach TAR-1414)		/
Previous Flooding into the Structures		/
Previous Flooding onto the Property		/
Previous Fires	/	
Previous Use of Premises for Manufacture of Methamphetamine		/

Condition	Y	N
Previous Foundation Repairs		/
Previous Roof Repairs		/
Other Structural Repairs		/
Radon Gas		/
Settling		/
Soil Movement		/
Subsurface Structure or Pits		/
Underground Storage Tanks		/
Unplatted Easements		/
Unrecorded Easements		/
Urea-formaldehyde Insulation		/
Water Penetration		/
Wetlands on Property		/
Wood Rot		/
Active infestation of termites or other wood-destroying insects (WDI)	<input checked="" type="checkbox"/>	/
Previous treatment for termites or WDI		/
Previous termite or WDI damage repaired		/
Termite or WDI damage needing repair		/

Concerning the Property at Brenham,

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Small House FIRE CAUSED BY T.V. - 2 OWNERS AGO. SMOKE DAMAGE - INSURANCE REPLACED ALL DAMAGES. TERMITE TREATMENT BY PREVIOUS OWNER - HAVE NOT HAD ANY ISSUES WHILE LIVING AT ADDRESS.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

- | | | |
|-------------------------------------|-------------------------------------|---|
| <u>Y</u> | <u>N</u> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ <u>75.00</u> per <u>YEAR</u> and are: <input checked="" type="checkbox"/> mandatory <input type="checkbox"/> voluntary
Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input checked="" type="checkbox"/> no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, describe: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). |

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Concerning the Property at _____ Brenham, _____

Section 6. Seller has has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
8-9-07		Inspector THE BUG DOCTOR	1

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: _____
- Unknown


Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____


Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.


4-9-2010
 Signature of Seller _____ Date _____ Signature of Seller _____ Date _____
 Printed Name: Raphy M Ohana _____ Printed Name: RAPHY M. OHANA _____

(TAR-1406) 1-01-10 Initialed by: Seller: , _____ and Buyer: _____, _____ Page 4 of 5