



For Sale on Market

\$430,000

Call 9036266677 Today!

879 PINEVIEW CIRCLE, JEWETT, TX 75846

3 BEDS, 2 FULL BATH(S)

BRAND NEW CONSTRUCTION! This new listing is located in Pineview Estates in Jewett, Texas. Check out this gorgeous new build on 0.57+/- acres. This stunning home is a 3 bed 2 bath with an open concept living and kitchen and a spacious 2 car garage. The home boasts 10 foot high ceilings, a 15 SEER HVAC system, spray foam insulation, granite countertops, stained concrete flooring, carpeted bedrooms, and tiled bathrooms. Premium finishes throughout! This property is in the city limits of Jewett and has the benefit of city water/sewer and underground electric. It is RARE to have the opportunity to purchase a brand-new home in Leon County. Don't wait!

GENERAL DESCRIPTION

Subdivision: Pineview Estates
Property Type: Single-Family
Bedrooms: 3
Baths: 2 Full
Stories: 1
Garage: 2 / Attached
Style: Traditional
Year Built: 2026
Building Sqft: 1,352 / Builder
Lotsize: 24,829 / Survey
Market Area: Buffalo Area
MLS# / Area: 21072853 / 63



**Get in touch
Brenda Thomas**

9036266677



Red Barn Realty

9036266677

879 Pineview Circle, Jewett, TX 75846

Visit <https://www.har.com/21072853> for more information

**Phase One
For Sale
NOW!**

**Starting at just
\$29,900**

19!

~~20~~ Single Family Lots

2 Move-In Ready Homes 🏠

Inside City Limits

Restricted

City Maintained Streets

No Through Traffic

Underground Electric

City Water

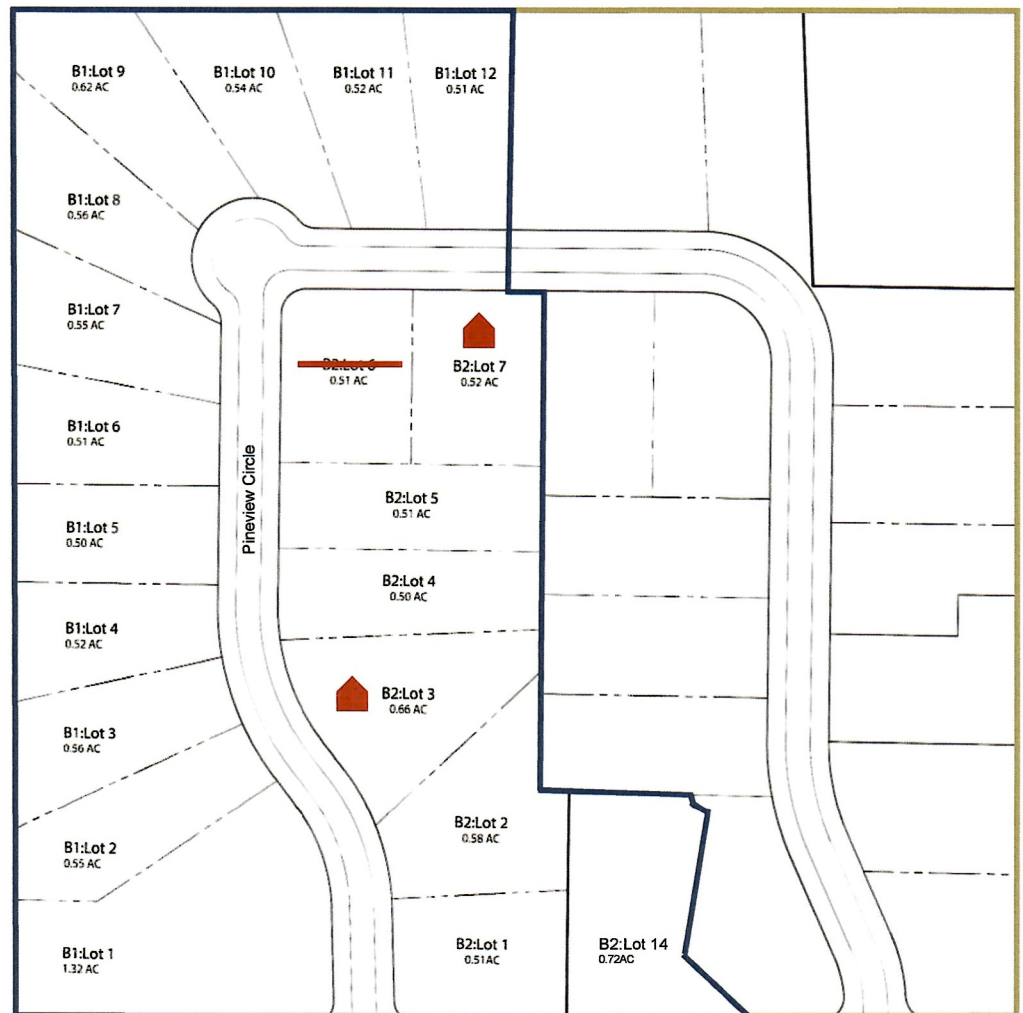
City Sewer

Mature Trees

Fabulous Views

PINEVIEW ESTATES

Exceptional Brand New Subdivision



 **Phase One**

 **Phase Two**

Located on Broadway Street in Jewett, Texas 75846

Additional Information: Copy of restrictions available upon request. Please contact Red Barn Realty or Haley Dixon for individual lot details and pricing. Private showings can be arranged!





Red Barn Realty 903-626-6677
Email: redbarnrealty@yahoo.com

Haley Dixon, Sales Agent 903-907-2740
Email: haley@redbarnrealty.net

www.redbarnrealty.net

PINEVIEW ESTATES

LOT PRICES

| PHASE | BLOCK | LOT | SIZE | ASKING PRICE |
|--------------|--------------|--------------|-----------------|-------------------------------------------------------------------------------------------------|
| 1 | 1 | 1 | 1.31 | \$79,900 |
| 1 | 1 | 2 | 0.56 | \$44,900 |
| 1 | 1 | 3 | 0.57 | \$44,900 |
| 1 | 1 | 4 | 0.52 | \$41,900 |
| 1 | 1 | 5 | 0.51 | \$41,900 |
| 1 | 1 | 6 | 0.53 | \$41,900 |
| 1 | 1 | 7 | 0.56 | \$44,900 |
| 1 | 1 | 8 | 0.57 | \$44,900 |
| 1 | 1 | 9 | 0.61 | \$49,900 |
| 1 | 1 | 10 | 0.53 | \$44,900 |
| 1 | 1 | 11 | 0.51 | \$41,900 |
| 1 | 1 | 12 | 0.5 | \$41,900 |
| 1 | 2 | 14 | 0.72 | \$79,900 |
| 1 | 2 | 1 | 0.5 | \$34,900 |
| 1 | 2 | 2 | 0.52 | \$34,900 |
| 1 | 2 | 3 | 0.57 | \$430,000  |
| 1 | 2 | 4 | 0.5 | \$29,900 |
| 1 | 2 | 5 | 0.51 | \$29,900 |
| 1 | 2 | 6 | 0.51 | \$29,900 SOLD! |
| 1 | 2 | 7 | 0.52 | \$410,000  |



PINEVIEW ESTATES DEED RESTRICTIONS

All of the Lots shall be owned, held, encumbered, leased, used, occupied, and enjoyed subject to the following limitation and restrictions:

1. Subdividing. No Lot shall be further divided or subdivided, nor may any easement or other interest therein less than the whole be conveyed by the owner thereof.

2 Signs; Flags. No sign or flag of any kind may be erected or maintained on any Lot except the following permitted signs/flags:

Signs advertising the Lot for sale;

Not more than two (2) political signs erected no more than ninety (90) days prior to election and to be removed no later than ten (10) days after an election;

Church or school spirit signs or flags;

Security signs;

One (1) American flag displayed in accordance with State of Texas law; and

U.S. Armed forces branch flags.

3. Rubbish and Debris. No rubbish or debris of any kind shall be allowed or permitted to accumulate upon a Lot and no odors shall be permitted to arise therefrom so as to render the Lot or any portion thereof unsanitary, unsightly, offensive, or detrimental to any other Lot or its occupants. Refuse, garbage, and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view so that they are not visible from any street, common area, or lot. Trash containers must be promptly returned to their enclosed structures or screening following trash pickup up and in no event shall a trash container remain visible from any street, common area, or other lot overnight.

3B. Noise. No noise or other nuisance shall be permitted to exist or operate upon a Lot so as to be offensive or detrimental to any other Lot or to its occupants.

4. Lighting. No exterior lighting of any sort shall be installed or maintained on a Lot where the light source is offensive or a nuisance to neighboring property, except for reasonable security or landscape lighting.

5. Nuisance and Lateral Support. No noxious or offensive activity or work shall be conducted upon any Lot so as to impair the structural soundness or integrity of any improvement on any other Lot, or which may be or may become an annoyance or nuisance to the neighborhood.

6. Repair of Improvements. All improvements upon a Lot, shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner or Owners thereof.

7. Roofing Materials. The surface of all roofs of principal and secondary structures on a Lot shall be metal, shingle, wood shakes, tile, or dimension architectural quality composition shingle. "Three tab" composition shingles shall be allowed. Nothing in this section shall prohibit singles

that are designed primarily to be wind and hail resistant, provide heating and cooling efficiencies greater than those provided by composite shingles or provide solar generation capabilities; provided such shingles shall resemble shingles authorized for use in the Subdivision, shall be more durable and of equal or superior quality to shingles authorized for use in the Subdivision, and shall match the aesthetics of those Lots surrounding the Lot.

8. Solar Equipment. In the event an Owner desires to use solar panels or other solar equipment in connection with the use of any Lot, the solar panels or solar equipment must be installed on the roof of an improvement or in a fenced yard. If mounted on the dwelling located on a Lot, the solar panel or solar equipment: (a) may not extend higher than or beyond the roofline; (b) must have frames, support brackets or wiring that is silver, bronze or black tone available in the marketplace; and (d) may not be installed in a way that voids material warranties. If mounted in a yard, the solar panel or solar equipment may not be higher than the fence line and may not be installed in a way that voids material warranties.

9. Driveway. All driveways shall be constructed of non-tracking material.

10. Tanks. No elevated tanks of any kind shall be erected, placed or permitted on any Lot. All tanks shall be screened so as not to be visible from any other portion of the Property.

11. Underground Utility Lines. Except for the overhead utility lines running along the right of way of Broadway Street, no utility lines, including, but not limited to, wires or other devices for the communication or transmission of telephone or electric current or power, cable television or any other type of line or wire shall be erected, placed or maintained anywhere in or upon any portion of the Property unless the same shall be contained in conduit or cables installed and maintained underground or concealed in, under or on improvements; provided, however, that no provision hereof shall be deemed to forbid the erection of temporary power or telephone structures incident to the construction of improvements. All lines servicing Lots from the Overhead Power Lines shall be underground.

12. Drainage. There shall be no interference with the established drainage patterns over a Lot, unless adequate provision is made for proper drainage.

13. Hazardous Activities. No activities shall be conducted on a Lot and no Improvements shall be constructed on a Lot that are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms or fireworks shall be discharged upon the Property, and no open fires shall be lighted or permitted on a Lot except in contained barbeque units while attended and in use for cooking purposes, or within safe and well-designed (i) interior fireplaces, (ii) exterior fireplaces, or (iii) outdoor chimneys (or chimineas).

14. Mining and Drilling. No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot. No well, pump, shaft, casing or other facilities for the removal of subsurface water shall be placed or maintained on any Lot, and no boring, drilling, removal or exploration for subsurface water or the injection of water or waste water shall be conducted on any Lot.

15. Machinery and Equipment. No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot or Common Area except such machinery or equipment as is usual and customary in Leon County, Texas, in connection with the use, maintenance, or construction of a private residence or appurtenant structures; provided however, such machinery or equipment may be placed, operated or maintained by any governmental or quasi-governmental agency, or by any public utility, in the performance of its legitimate functions. All heating and air conditioning equipment must be located at the rear of the dwelling outside of the side lot setback or at the side of a dwelling not enclosed in the rear yard fence. No heating and air conditioning equipment will be located on the side of a dwelling within the rear yard fence.

16. Temporary Structures. No tent, shack or other temporary building, improvement or structure shall be placed upon a Lot; provided, however, that the Declarant may maintain or authorize temporary structures necessary for storage of tools and equipment, and for office space for architects, builders and foremen on a Lot during any period of actual construction.

17. Unsightly Articles; Vehicles; Garage Doors. No trailer, recreational vehicle, tent, boat, or stripped down, wrecked, junked, or wholly inoperable vehicle shall be kept, parked, stored, or maintained on any portion of the driveway or front yard, in front of the building line of the permanent structure, and same shall be kept, parked, stored or maintained on other portions of a Lot only within an enclosed structure or a screened area which prevents the view thereof from adjacent Lots or streets. No dismantling or assembling of motor vehicles, boats, trailers, recreational vehicles, or other machinery or equipment shall be permitted in any driveway or yard adjacent to a street.

18. Mobile Homes, Travel Trailers, Recreational Vehicles. No mobile homes shall be parked or placed any time on any Lot. No travel trailers or recreational vehicles may be kept on any Lot unless enclosed in a garage or parked so as not to be visible from adjoining property or public or private thoroughfares. These restrictions regarding travel trailers and recreational vehicles shall not apply to guests staying at any Lot for less than forty-eight (48) hours.

19. Fences.

A. No Fence, wall, or hedge shall be built or maintained forward of the front wall line of the main dwelling.

B. No chain-link or barbed-wire fences may be built or maintained on any Lot.

C. Any fence built or maintained on any Lot shall be constructed only of solid wood, masonry or wrought iron or aluminum panels (dark brown or black), with the finished (smooth) side facing the streets, Common Areas, and/or adjoining properties which are not part of the Subdivision. Metal fences must be accompanied by vegetative screening of a sufficient density to provide 100 percent opacity to a height of four (4) feet.

20. Pools. Pools may be constructed within the setback lines in the rear of the dwelling and shall not adversely impact sight lines on adjacent Lots.

21.00 Sporting Equipment. No basketball goals, backboards or any similar sports equipment of a temporary or permanent nature shall be placed within thirty (30) feet of the front property line.

22. Rain Barrels. Any rain barrel or rainwater harvesting system on a Lot: (a) may not be located between the front of the residence located on the Lot and the adjacent street; (b) must be of a color consistent with the color scheme of the residence located on the Lot; and (c) may not be located in an area visible from a street or another Lot unless there is not reasonable sufficient area elsewhere on the Lot to install the devise or this restriction prohibits the economic installation of the device on the Lot.

23. Setback Requirements. No building shall be located or erected nearer to any Lot line than the building line shown on the recorded plat of the Property subdivision section which includes such Lot.

24. Residential Use. All lots shall be improved and used solely for residential purposes inclusive of a garage, fencing, and other such improvements as are necessary or customarily incident to residential use. No Owner shall occupy or use his Lot or any Improvements constructed thereon, or permit the same or any part thereof to be occupied or used for any purpose, including religious, other than as a private residence. Subject to Section 4.05 below, all Lots shall be used and improved for single-family residential purposes, with no more than one (1) residential dwelling unit per Lot. Anything herein to the contrary notwithstanding, any Lot may be used or improved for a greenbelt, open space and/or drain field purposes, No. Improvement may be constructed upon any Lot that would unreasonably obstruct the view from any other Lot..

25. Home Offices. Notwithstanding anything contained in Section 4.01 to the contrary, an Owner may maintain a home office on its Lot, provided;

A. The existence or operation of the business activity conducted from such office is not apparent or detectable by sight, sound or smell from outside the Lot;

B. The conduct of business from such home office does not involve the regular visitation of the Lot by clients, customers, suppliers and other business invitees;

C. There is no designated parking area on the Lot to accommodate clients.

26. Garages; No Carports. No Lot shall have Improvements erected which do not provide for a minimum of a two-vehicle garage. No carports may be maintained on any Lot.

27. Accessory Buildings. No more than one (1) Accessory Building may be constructed on a Lot. Every Accessory Building shall be compatible with the dwelling to which it is appurtenant in terms of its design and material composition. No Accessory Building may be a metal building. The roofing material of an Accessory Building must be of the same material used on the main dwelling and the exterior finish and materials must compliment the main dwelling. An Accessory Building may not exceed eight (8) feet in height or have total floor area in excess of 80 square feet .

28. Building Height. No Improvement will exceed the maximum structure height of 25 feet. For purposes of this paragraph, height shall be measured from the foundation slab of the proposed improvement to the ridgeline of the roof of the proposed improvement.

29. Building Materials; Dwelling Size; Roof. All single family dwellings shall be of recognized standard construction quality, and all exteriors (exclusive of doors, windows and similar openings) shall be constructed as set out below. The front elevation of a dwelling (measured from base plate to ceiling plate, excluding windows and doors) shall be a minimum of fifty percent (50%) masonry materials . Chimneys on all dwellings shall be constructed of masonry materials; provided, however, chimney chases may be constructed of hardi-board siding. Masonry includes stucco, brick, rock and all other materials commonly referred to in the Jewett, Texas area as masonry. Each residence shall include an enclosed attached or detached two (2) car garage. Masonry does not include concrete hardi-board siding. All single family dwellings shall contain no less than the greater of 1200 square feet or the number of square feet of enclosed living space, exclusive of all porches (open or covered), decks and garages set out in the supplemental declaration for the applicable Phase. Roof gables in the front of the dwelling must have a pitch of 8:12.

30. Floor Plan/Elevation Repetition. To avoid repetition and a monotonous look in the Subdivision, the following guidelines apply regarding the repetition of floor plans and elevations:

- (1) When building a house having the same floor plan and the same elevation, whether on the same or opposite side of the street, three (3) full lots must be skipped.
- (2) When building a house having the same floor plan and a different elevation on the same side of the street, two (2) full lots must be skipped.
- (3) When building a house having the same floor plan and a different elevation on the opposite side of the street, one (1) full lots must be skipped.
- (4) Houses on cul-de-sacs are considered to be on the same side of the street