



\$250,000.00

## 142 PERCH LN, TRINITY, TX 75862, USA

<https://test.houston-re.com>



Welcome to paradise! This two bedroom beauty has so much to offer-With the large, covered back porch to entertain, or, enjoy your morning coffee bird-watching. There is something for everyone here. A beautiful above ground pool with a deck for tanning or relaxing out by the pool. There is also a beautiful flower garden and [...]

### Rooms & Units Description

**Property title:** 142 White Perch Trinity Texas 75862

**Room Description:** 1 Living Area,Family Room,Guest Suite w/Kitchen,Kitchen/Dining Combo,Living Area - 1st Floor,Quarters/Guest House,Utility Room in House

**Master Bath Desc:** Primary Bath: Tub/Shower Combo

**HOA Mandatory:** 1

**Room Count:** 2

**Bed Room Description:** 2 Bedrooms Down

**Photo Count:** 37

**Original List Price:** 260000.00



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# Property Details

<b>Parcel Number:</b> 12204	<b>Lot Description:</b> Cleared,Other
<b>Style:</b> Ranch,Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 162.87	<b>Acres:</b> 0.574
<b>Acres Description:</b> 1/2 Up to 1 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 1	<b>Ownership:</b> Full Ownership
<b>Restrictions:</b> Deed Restrictions,Mobile Home Allowed, Deed Restrictions,Mobile Home Allowed	

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# Property Features

<b>Roof:</b> Aluminum	<b>Foundation:</b> Block & Beam
<b>Garage Carport:</b> Additional Parking,Boat Parking,Double-Wide Driveway,Driveway Gate,Golf Cart Garage,Workshop	<b>Garage Desc:</b> Detached Garage,Oversized Garage
<b>No Of Garage Cap:</b> 3	<b>Carport Description:</b> Detached Carport
<b>Carport Spaces Count:</b> 2	<b>Heat System:</b> Central Electric
<b>Cool System:</b> Central Electric	<b>Pool Private:</b> 1, Above Ground,Vinyl Lined
<b>Kitchen Desc:</b> Kitchen open to Family Room	<b>Water Sewer:</b> Aerobic
<b>Siding:</b> Vinyl	

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# Fees & Taxes

<b>Tax Rate:</b> 1.5582	<b>Tax Amount:</b> 2266
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Road Assessment/Transfer Fees 375.00
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 125

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# Basics



Location Details

Area: 42	County Or Parish: Trinity
School District: 59 - Groveton	Directions: From US 59 N Exit 190 W and go to FM 356 and turn right. Go 5.2 miles to Big Hawg Rd. Go 1.1 miles to White Perch Lane, turn right. Home is down street on right; sign in front of house.
School Elementary: GROVETON ELEMENTARY SCHOOL	School Middle: GROVETON J H-H S
School High: GROVETON J H-H S	Subdivision: Hawg Heaven Sec 2
Geo Market Area: Lake Livingston Area	State: Texas
Zip: 75862	City: Trinity

Miscellaneous

Annual Maint Desc: Mandatory	Realist Block: Deed Restrictions,Mobile Home Allowed
Disclosures: Sellers Disclosure	Finance Available: Cash Sale,Conventional
Legal: HAWG HEAVEN SECTION 2, LOT 351,352,385,386	DOM: 94

Courtesy of

List Office Name: RE/MAX Lake Livingston

