



\$169,000.00

## 25 WESTLAKE RD, TRINITY, TX 75862, USA

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



Come take a look at the recent construction in a gated community on golf course, property comes with extra lot. Can be used for main home or a weekend getaway.

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### Rooms & Units Description

**Property title:** 25 Westlake Trinity Texas 75862

**Room Description:** 1 Living Area,Kitchen/Dining Combo,Living Area - 1st Floor

**Bed Room Description:** All Bedrooms Down

**Photo Count:** 10

**Original List Price:** 169000.00

**Room Count:** 4

**Beds Max:** 2

**Master Bath Desc:** Primary Bath:  
Double Sinks,Primary Bath:  
Tub/Shower Combo

**HOA Mandatory:** 1

**Vac Rental:** Not Allowed





## Property Details

<b>Parcel Number:</b> 15337	<b>Lot Description:</b> On Golf Course
<b>Style:</b> Other Style	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Builder Name:</b> Mark Olson	<b>Price Sq Ft List:</b> 160.95
<b>Acres:</b> 0.1033	<b>Acres Description:</b> 0 Up To 1/4 Acre
<b>Dwelling Type:</b> Free Standing	<b>Stories:</b> 1
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions



## Property Features

<b>Roof:</b> Composition	<b>Foundation:</b> Block & Beam
<b>Heat System:</b> Central Electric	<b>Cool System:</b> Central Electric
<b>Water Sewer:</b> Public Sewer,Water District	<b>Golf Course:</b> Westwood Shores Country Club
<b>Siding:</b> Cement Board	



## Fees & Taxes

<b>Tax Rate:</b> 2.4708	<b>Tax Amount:</b> 3600
<b>Tax Year:</b> 2023	<b>Maint Fee Includes:</b> Clubhouse,Grounds,Limited Access Gates,Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 450	



## Basics

<b>Baths Full:</b> 2	<b>Year Built Src:</b> Builder
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## Location Details



**Area:** 42

**School District:** 63 - Trinity

**County Or Parish:** Trinity

**Directions:** From 19 turn at fm 94, than rt on fm 356 until you get to Westwood shores blvd, turn left after guard gate to Westwood shore west turn left on Fairway, left on Greenway and left on Westlake, property on left hand side.

**School Elementary:** LANSBERRY  
ELEMENTARY SCHOOL

**School Middle:** TRINITY JUNIOR HIGH SCHOOL

**School High:** TRINITY HIGH  
SCHOOL (HEB)

**Subdivision:** Westwood Shores Sec 9

**Geo Market Area:** Lake Livingston  
Area

**State:** Texas

**Zip:** 75862

**City:** Trinity

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash  
Sale,Conventional,FHA

**Legal:** WESTWOOD SHORES SECTION 09,  
BLOCK 20 LOT 13

**DOM:** 9

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## Courtesy of

**List Office Name:** Fathom Realty

