



\$684,999.00

## 323 MALLARD POINT, LIVINGSTON, TX 77351, USA

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



Beautiful lake front property with 4 big bedrooms, new roof (July 2023) , new deck (July 2023) , open concept , come enjoy the best sunset from your own boat dock!

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### Rooms & Units Description

**Property title:** 323 Mallard Livingston Texas 77351

**Photo Count:** 26

**Room Count:** 4

**Original List Price:** 684999.00

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### Property Details



**Parcel Number:** R0700-0050-00

**Style:** Ranch

**Price Sq Ft List:** 285.42

**Dwelling Type:** Free Standing

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cul-De-Sac,Waterfront,Wooded

**List Type:** Exclusive Right to Sell/Lease

**Acres Description:** 1/2 Up to 1 Acre

**Stories:** 1

Property Features

**Exterior:** Back Yard,Back Yard  
Fenced,Patio/Deck,Porch,Spa/Hot Tub

**Roof:** Composition

**Garage Carport:** Additional Parking

**Carport Description:** Attached Carport

**Heat System:** Central Electric

**Fireplace Description:** Freestanding

**Energy:** Ceiling Fans,Digital Program Thermostat

**Siding:** Brick,Vinyl,Wood

**Interior:** Drapes/Curtains/Window Cover

**Foundation:** Slab

**Garage Desc:** Tandem

**Carport Spaces Count:** 1

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Water Sewer:** Public Sewer,Septic Tank

**Water Amenity:** Boat House,Boat Lift,Boat Slip,Bulkhead,Lakefront, Boat House,Boat Lift,Boat Slip,Bulkhead,Lakefront

Fees & Taxes

**Tax Rate:** 1.8745

**Tax Year:** 2022

**Fee Other Amount:** 50

**Tax Amount:** 7922

**Fee Other:** 1

Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-04-06T22:39:03.993



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## Location Details

<b>Area:</b> 44	<b>County Or Parish:</b> Polk
<b>School District:</b> 103 - Livingston	<b>Directions:</b> From Livingston go west on US-190 4.1 miles to FM 2457, continue 4.4 miles and turn left on Scenic Loop Drive. Drive 2 miles and turn right on Ernest Cochran Rd turn left on Resort Drive and right on Mallard Point destination is on the left.
<b>School Elementary:</b> LISD OPEN ENROLL	<b>School Middle:</b> LIVINGSTON JUNIOR HIGH SCHOOL
<b>School High:</b> LIVINGSTON HIGH SCHOOL	<b>Subdivision:</b> Resort Country Sec 2
<b>Geo Market Area:</b> Lake Livingston Area	<b>State:</b> Texas
<b>Zip:</b> 77351	<b>City:</b> Livingston

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## Miscellaneous

<b>Annual Maint Desc:</b> Mandatory	<b>Realist Block:</b> Deed Restrictions
<b>Connections:</b> Electric Dryer Connections,Washer Connections	<b>Disclosures:</b> Sellers Disclosure
<b>Disposal:</b> 1	<b>Finance Available:</b> Cash Sale,Conventional,USDA Loan,VA
<b>Range Type:</b> Electric Range	<b>Legal:</b> RESORT COUNTRY SECTION 2 LOT 18
<b>DOM:</b> 107	

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## Courtesy of

**List Office Name:** Orpha Ruth Palomares Realty

