



**\$895,000.00**

## **362 MARINA PL, TRINITY, TX 75862, USA**

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



Riverfront Retreat! If you're looking for that VERY special place on the water...don't miss this one! From the moment you enter the gated drive, you'll know you've found the place for you. Situated on a hill that gently slopes down to the River, you'll find a spacious home that was built for entertaining, boat dock [...]

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### **Rooms & Units Description**



**Property title:** 362 Marina Trinity Texas 75862

**Room Description:** Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Media,Quarters/Guest House,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Guest House Sq Ft Source:** Appraisal

**HOA Mandatory:** 1

**Room Count:** 17

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**Original List Price:** 895000.00

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## Property Details

**Parcel Number:** 17426

**Style:** Ranch

**Price Sq Ft List:** 213.10

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

**Stories:** 3

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Waterfront

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

**Acres:** 0.968

**Dwelling Type:** Free Standing

**Floors:** Laminate,Tile

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## Property Features



**Exterior:** Back Yard,Detached Gar Apt /Quarters,Partially Fenced,Patio/Deck,Porch,Side Yard,Storage Shed,Workshop

**Roof:** Aluminum

**Garage Carport:** Boat Parking,Driveway Gate,Single-Wide Driveway,Workshop

**Carport Spaces Count:** 4

**Cool System:** Central Electric

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting

**Dishwasher:** 1

**Siding:** Wood

**Interior:** Balcony

**Foundation:** Pier & Beam

**Carport Description:** Detached Carport

**Heat System:** Central Electric

**Energy:** Ceiling Fans

**Oven Type:** Double Oven,Electric Oven

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

**Water Amenity:** Boat Lift,Boat Ramp,River View,Riverfront,Wood Bulkhead, Boat Lift,Boat Ramp,River View,Riverfront,Wood Bulkhead

**Fees & Taxes**

**Tax Rate:** 1.8106

**Tax Year:** 2022

**Fee Other:** 1

**Tax Amount:** 12322

**Other Mandatory Fee:** TRA

**Fee Other Amount:** 225

**Basics**

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Location Details**



**Area:** 42

**School District:** 63 - Trinity

**School Elementary:** LANSBERRY ELEMENTARY SCHOOL

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

**Geo Market Area:** Lake Livingston Area

**Zip:** 75862

**County Or Parish:** Trinity

**Directions:** I-45 to Huntsville: North on Hwy 19, Right on FM 3453; Follow to stop sign; Right at SS on Pinecrest; Left @ next SS on Falcon; Right on Walnut; Left on Hackberry, Right on Marina Place and follow to driveway gat at end of Marina Pl.

**School Middle:** TRINITY JUNIOR HIGH SCHOOL

**Subdivision:** Pinecrest Estate Sec B

**State:** Texas

**City:** Trinity

Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections,Washer Connections

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

**Legal:** PINECREST ESTATES SECTION B, BLOCK 25 LOT 36

**DOM:** 89

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures,Owner/Agent,Sellers Disclosure

**Range Type:** Electric Cooktop

**Access:** Driveway Gate

Courtesy of

List Office Name: Keller Williams Advntge Realty

