



**\$775,000.00**

## **4642 FM3126, LIVINGSTON, TX 77351, USA**

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



SPECTACULAR WATERFRONT HOME ON THE SOUTH END OF LAKE LIVINGSTON!!! This home has everything you want in a lake house...lake views from almost every room. Open-concept main floor with floor to ceiling windows spanning the entire width of the home. Deep covered deck on main level and open deck on bedroom level. HUGE entertainment area [...]

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### **Rooms & Units Description**



**Property title:** 4642 Fm 3126 Livingston Texas 77351

**Room Description:** 1 Living Area,Kitchen/Dining Combo,Living Area - 2nd Floor,Living/Dining Combo,Utility Room in House

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

**Room Count:** 7

**Beds Max:** 4

**Master Bath Desc:** Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Secondary Bath(s): Shower Only

**Subdivision Lake Access YN:** 1

**Original List Price:** 825000.00

**Photo Count:** 44

**HOA Mandatory:** 1

**Vac Rental:** Allowed

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## Property Details

**Parcel Number:** I0400-0426-00

**Style:** Traditional

**Price Sq Ft List:** 329.51

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 2

**Ownership:** Full Ownership

**Lot Description:** Cleared,Subdivision Lot,Water View,Waterfront

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

**Acres:** 0.002

**Dwelling Type:** Free Standing

**Floors:** Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Covered Patio/Deck,Outdoor Kitchen,Patio/Deck	<b>Interior:</b> Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Washer Included
<b>Roof:</b> Composition	<b>Foundation:</b> Pier & Beam
<b>Garage Carport:</b> Additional Parking,Double-Wide Driveway	<b>Carport Description:</b> Attached Carport
<b>Carport Spaces Count:</b> 2	<b>Heat System:</b> Central Electric
<b>Cool System:</b> Central Electric	<b>Fireplace Description:</b> Gaslog Fireplace
<b>Fireplaces Number:</b> 1	<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows
<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Under Cabinet Lighting	<b>Oven Type:</b> Gas Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Aerobic,Public Water
<b>Countertops:</b> Granite	<b>Microwave:</b> 1
<b>Siding:</b> Cement Board	<b>Water Amenity:</b> Boat House,Boat Lift,Bulkhead,Lake View,Lakefront,Metal Bulkhead, Boat House,Boat Lift,Bulkhead,Lake View,Lakefront,Metal Bulkhead

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## Fees & Taxes

<b>Tax Rate:</b> 1.742	<b>Tax Amount:</b> 8978
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Grounds
<b>Other Mandatory Fee:</b> TRA Septic, Shoreline	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 200	

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## Basics

<b>Baths Full:</b> 3	<b>Year Built Src:</b> Appraisal District
<b>Price Change Timestamp:</b> 2023-04-13T10:01:46.917	

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## Location Details



**Area:** 44

**School District:** 103 - Livingston

**School Elementary:** LISD OPEN ENROLL

**School High:** LIVINGSTON HIGH SCHOOL

**Geo Market Area:** Lake Livingston Area

**Zip:** 77351

**County Or Parish:** Polk

**Directions:** From Hwy 190 W, turn left onto FM 2457, left onto FM 3126, home will be on the right

**School Middle:** LIVINGSTON JUNIOR HIGH SCHOOL

**Subdivision:** Indian Hill #2

**State:** Texas

**City:** Livingston

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

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

**Legal:** INDIAN HILL #2 BLK 16 LOT 10

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Range Type:** Freestanding Range,Gas Range

**DOM:** 190

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## Courtesy of

**List Office Name:** Lake Homes Realty, LLC

