



\$225,000.00

## 61 HAPPINESS HOLLOW, COLDSRING, TX 77331, USA

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



Cute two bedroom one bath home in highly desired waterfront community on Lake Livingston. Excellent vacation get away or permanent residence. Primary bedroom has a huge 10×9 walk-in closet & a secondary closet. Subdivision offers a marina with gas, fishing pier, pool, clubhouse, boat launch & slips. Bring your golf cart for all the great [...]

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### Rooms & Units Description

**Property title:** 61 Happiness Coldspring Texas 77331

**Room Description:** 1 Living Area,Living/Dining Combo,Utility Room in Garage

**Bed Room Description:** 2 Bedrooms Down

**Photo Count:** 33

**HOA Mandatory:** 1

**Room Count:** 6

**Beds Max:** 2

**Master Bath Desc:** No Primary

**Subdivision Lake Access YN:** 1

**Original List Price:** 275000.00



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## Property Details

**Parcel Number:** 58967

**Style:** Ranch

**Price Sq Ft List:** 225.00

**Acres Description:** 1/4 Up to 1/2 Acre

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cleared,Subdivision Lot

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

**Acres:** 0.4959

**Dwelling Type:** Free Standing

**Floors:** Tile,Vinyl Plank

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## Property Features

**Exterior:** Back Yard  
Fenced,Porch,Workshop

**Roof:** Aluminum

**Garage Carport:** Golf Cart Garage,Single-  
Wide Driveway,Workshop

**Carport Spaces Count:** 1

**Cool System:** Window Units

**Fireplace Description:** Gas  
Connections,Wood Burning Fireplace

**Energy:** Ceiling Fans,Solar PV Electric  
Panels

**Oven Type:** Electric Oven

**Countertops:** Granite

**Siding:** Wood

**Interior:** Crown Molding,Drapes/Curtains/Window  
Cover,Dryer Included,Refrigerator Included,Washer  
Included

**Foundation:** Slab

**Carport Description:** Detached Carport

**Heat System:** Propane,Window Unit

**Pool Area:** 1

**Fireplaces Number:** 1

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

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

**Microwave:** 1

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## Fees & Taxes

**Tax Rate:** 1.5516

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer

**Fee Other Amount:** 100

**Tax Amount:** 2017

**Maint Fee Includes:** Recreational Facilities

**Fee Other:** 1



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## Basics

**Baths Full:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-12T15:04:12.453

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## Location Details

**Area:** 64

**County Or Parish:** San Jacinto

**School District:** 101 - Coldspring-Oakhurst Consolidated

**Directions:** From I45 in Huntsville to Hwy 190 E to right on TX Hwy 156 in Point Blank to left on FM 224 to left on Marina Trail. Left on Happiness Hollow, home will be on left. From Hwy 59 in Cleveland to FM 2025 to right on Hwy 150 in Coldspring to left on Hwy 156. Go about 10 miles to right on FM 224 to left on Marina Trail, left on Happiness Hollow, home is on the left.

**School Elementary:** JAMES STREET ELEMENTARY SCHOOL

**School Middle:** LINCOLN JUNIOR HIGH SCHOOL

**School High:** COLDSRING-OAKHURST HIGH SCHOOL

**Subdivision:** Holiday Shores Sub 1

**Geo Market Area:** Lake Livingston Area

**State:** Texas

**Zip:** 77331

**City:** Coldspring

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Other Disclosures

**Exclusions:** Tan Hutch in Kitchen, personal items

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

**Range Type:** Electric Range,Freestanding Range

**Legal:** HOLIDAY SHORES SUB 1, BLOCK 6, LOT 5 - 7, SECTION 1, ACRES .

**Legal Subdivision:** HOLIDAY SHORES I

**DOM:** 135



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# Courtesy of

**List Office Name:** Matticks Real Estate & Property Management

