



For Sale on Market

**\$299,900**

Call 7133771022 Today!

## 140 MEADOWVIEW DR, TRINITY, TX 75862

3 BEDS, 2 FULL BATH(S)

Fresh on the market in the gated community of Westwood Shores, this lakefront home captures peaceful waterfront living with an unbeatable setting near the front of the neighborhood. A short stroll leads to the beautifully remodeled clubhouse, on-site restaurant, scenic golf course, and the community's inviting new pool, creating a vibrant atmosphere for relaxing and gathering. Set along tranquil Spring Lake, the property offers fishing right from your own backyard and serene water views that bring the outdoors into everyday life. Inside, the home shines with fresh interior and exterior paint, brand-new carpet, and a kitchen outfitted with sleek stainless steel appliances, with the refrigerator included. Major system updates add to the appeal, including a newer roof, water heater, and an AC system replaced in summer 2024. Thoughtfully refreshed and move-in ready, this inviting lakefront retreat offers a wonderful setting to unwind, entertain, and enjoy the relaxed rhythm of lake living.

### GENERAL DESCRIPTION

- Subdivision:** Westwood Shores Sec 4
- Property Type:** Single-Family
- Bedrooms:** 3
  - Baths:** 2 Full
  - Stories:** 1
  - Garage:** 2 / Attached
  - Style:** Traditional
- Year Built:** 2004
- Building Sqft:** 1,440 / Appraisal District
- Lotsize:** 22,112 / Appraisal District
- Maintenance Fee:** \$2,748 / Annually
- Market Area:** Lake Livingston Area
- MLS# / Area:** 93580251 / 42



Presented By  
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Walzel Properties - Spring

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