

For Sale on Market

**\$499,999**

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## SINGLE-FAMILY, 2 BEDS, 2 FULL BATH(S)

Discover the enchanting allure of 356 Marina, a premium waterfront gem nestled on the picturesque shores of Lake Livingston. This expansive corner lot spans over 3.365 acres of land, offering an idyllic setting for potential income generation. Imagine the gentle lapping of lake waves as you explore the property, adorned with approximately 12 RV hookups for the travel-savvy, inviting picnic gazebos for tranquil lakeside dining, and an accessible boat launch ramp for nautical adventurers. The panoramic views sweep across the serene lake to the charming Goat's Island, providing a backdrop of natural beauty that captivates and inspires. Envision the potential of transforming this spot into a bustling boat drive-up restaurant, where the fusion of gourmet delights and waterfront bliss creates unforgettable experiences. The possibilities are boundless at 356 Marina, a haven where dreams of the ultimate waterfront lifestyle can be realized in full splendor.

### GENERAL DESCRIPTION

**Subdivision:** 356 Marina

**Property Type:** Single-Family

**Bedrooms:** 2

**Baths:** 2 Full

**Stories:** 1

**Style:** Traditional

**Year Built:** 1970

**Building Sqft:** 3,534 / Appraisal District

**Lotsize:** 146,536 / Appraisal District

**Market Area:** Lake Livingston Area

**MLS# / Area:** 13645217 / 42



Presented By  
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Visit <https://www.har.com/13645217> for more information