

For Sale on Market

**\$49,000**

Call 7138840322 Today!

## SINGLE-FAMILY, 3 BEDS, 2 FULL BATH(S)

Opportunity knocks with this spacious home offering nearly 1800 sq ft in a highly desirable, amenity-rich gated community on Lake Livingston. Situated in a quiet cul-de-sac ideal for turning around your trailer & toys. This home features an open concept layout with a split bedroom floor plan, a designated utility room & a large garage with plenty of room for storage & parking. The primary suite includes a separate tub & shower. The fireplace adds a cozy touch. The home does need significant work—making it an ideal fixer-upper, investment opportunity, weekend lake retreat, or full-time residence for someone ready to make it their own. Enjoy incredible amenities including gated security, an 18-hole golf course w/cart rentals, 19th Hole Bar & Grill, Pro-Shop, banquet facilities, pickleball & tennis courts, fitness center, multiple swimming pools, interior and inland lakes, fishing, campgrounds, pet playground, marina & boat launch with lake access from within the neighborhood and more!

### GENERAL DESCRIPTION

**Subdivision:** Westwood Shores

**Property Type:** Single-Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Garage:** 2 / Attached

**Style:** Other Style

**Year Built:** 1985

**Lotsize:** 10,890

**Market Area:** Lake Livingston Area

**MLS# / Area:** 13814716 / 42



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