

For Sale on Market

**\$576,500**

Call 7138840322 Today!

## SINGLE-FAMILY, 3 BEDS, 2 FULL & 1 HALF BATH(S)

One of a kind 3 story, 3 bed, 2 bath, WATERFRONT home on open water with a spectacular 180 degree view of Lake Livingston in the highly sought after Twin Harbors Subdivision. The open concept 1st floor provides ample living/dining space while your 2nd and 3rd story offers spacious bedroom and bathing areas. Stainless steel appliances adorn the kitchen. A heated/cooled converted garage can serve as storage or a game room. An outdoor bathroom keeps the traffic out of the house while swimming or outdoor activities. The two outdoor balconies will entertain you with their overlook of your massive boathouse complete with a boatlift and two jet ski lifts. The boathouse also provides a fish cleaning area and plenty of room to fish in your own backyard. Enjoy the outdoor firepit on a cool East Texas night! The interior was painted and a composition roof was installed in July 2023. Don't miss out on this awesome home, call today for a private showing!

### GENERAL DESCRIPTION

**Subdivision:** The Point

**Property Type:** Single-Family

**Bedrooms:** 3

**Baths:** 2 Full & 1 Half

**Stories:** 3

**Garage:** 1 / Attached

**Style:** Split Level, Traditional

**Year Built:** 1994

**Building Sqft:** 1,558 / Appraisal District

**Lotsize:** 87 / Appraisal District

**Maintenance Fee:** \$125 / Annually

**Market Area:** Lake Livingston Area

**MLS# / Area:** 35929609 / 44



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