

Property lines are approximate

Under Contract - Pending on Market

# \$90,000

Call 7133771022 Today!

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

Just minutes from town, this 2-acre property is a rare opportunity to own land and a shop priced below appraised value. Secluded and private, it already has rural water and electricity on site. The 1,210-square-foot shop sits on a concrete slab and features a durable red iron frame, two bay doors, and water and electric—perfect for storage, projects, or a home business. The home offers a solid foundation and endless potential but will require repairs. Interior demo has already begun, giving you a head start on renovations. A mother-in-law suite is attached to the main home by a breezeway, providing additional living space or guest quarters. The land slopes gently from front to back, offering natural drainage and character. Whether you're looking to invest, renovate, or build your dream setup, this property is ready for your vision.

### GENERAL DESCRIPTION

**Subdivision:** Lake L Acres

**Property Type:** Single-Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Style:** Traditional

**Year Built:** 1991

**Building Sqft:** 1,508 / Appraisal District

**Lotsize:** 87,120 / Appraisal District

**Market Area:** Lake Livingston Area

**MLS# / Area:** 48743434 / 42



**Presented By**  
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Walzel Properties - Spring

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Visit <https://www.har.com/48743434> for more information