

**695 Deer Ridge Drive
Livingston, Texas 77351**

4 bedroom, 2.5 bath Custom home with Game Room and Loft
2,911 SF on 5.79 acres built in 2004

Interior Features

- Master bath re-modeled in 2017, including floor heat, hot water- on- demand, built in tub heater, ADA toilet and Grab-Bars)
- All electric (except for fireplace, and outside grill)
- “Heatilator” enclosed gas fireplace (w/ fan for heat)
- Electric cook-top stove (plumbed for gas, if preferred)
- All kitchen appliances are Frigidaire S.S. Professional Series
- Under the counter lighting in the kitchen
- Screened in 12’ x 22’ back patio, overlooking lake, with fans, canned lights, and rope lighting
- Custom Plantation shutters downstairs
- “Power-Rise” window covering on high window in den
- All windows that face the water and sunsets, are tinted
- Special Faux technique on all downstairs walls.
- Four (4) station intercom system
- Den is wired for “Surround-Sound”
- Monitored security system
- 4 camera security system w/ app for phone
- HVAC - 1-5 ton (for down),1-4 ton (for up). 5 ton air handler replaced in 2014. w/10 yr. warranty
- Water Heater - 80 gals. (Replaced in 2016, w/10 yr. warranty)
- Two (2) Water Softener Systems – 1 outside whole house and 1 under sink for kitchen and drinking water

Exterior Features

- Construction Type - Hardie-Plank with double-pane, gas filled vinyl windows, and 50 year architectural grade shingles.
- Garage = Oversized (23'wide x 24'deep), w/ an 8' x 24' attached shop with overhead door and ceiling fans
- 16 kw whole house generator w/auto. transfer switch
- 500 Gallon Propane tank. (For fireplace, grill, and generator. 6-7 days if power outage).
- Three (3) 500 gal. aerobic tanks behind new fence, along with newly painted 500 gal. propane tank.
- Pier = Approx. 60' long
- Boathouse = 36'long x30' wide, w/Jet-Ski Lift
- Approx. 390' waterfront w/ wood bulkhead
- Private park with small beach, 8'x12' Papala (Tiki hut), sitting area w/fire pit, and a 12'x24' storage building.
- 4 additional sitting areas: 1 on road, 1 in front yard w/fire pit, 1 prayer garden in back yard, and 1 half way down to the water.
- 10'x14' storage building up near the house.
- Four large flood lights in the trees, in the front yard, for company after dark
- TREX on hand rail on pier
- TREX on hand rail and stair treads on stairs going down below
- Landscape and lighting galore
- All landscape irrigation comes directly from the lake
- Circular drive with custom water fountain with lighting for night-time
- Circular drive is surfaced with a decorative "Blackstar" rock
- New custom built lighted gate.
- Drive Alert

- 600' paved road, with many novelty items along the way
- Natural ravines on both sides of the road, to help keep your privacy
- Additional road going down to the park area and beach.
- Two sets of stairs to get down below. (Back left and back right)
- Rope lighting on all stairs, back fence, as well as the pier and boathouse
- Extra flood lighting on lower retaining wall for night-time
- Park area has a custom rock wall sitting area with a fire-pit, and room for 10-12 seating, along with a rope swing, hammock, and a regulation size horse-shoe pit. There is also a concrete ramp to get into the lake.
- House water shower head at the storage building below to wash off
- Boathouse has a rope swing, a picnic table, a glider, rope lighting, regular lights, flood light, 2 barnyard lights for night fishing, and a traffic light to find your way home after dark.
- House water to shower off at the boathouse
- Two ladders with access to the lake. One at the bulkhead, and a roll down ladder on the boathouse