

Features & Upgrades

3525 Old Israel Rd.

Main Home Updates:

- ❖ Attached, insulated and remodeled mudroom
- ❖ New paint throughout the entire main home
- ❖ Scraped, retextured, and painted all ceilings
- ❖ New double pane windows
- ❖ New ceramic “wood-look” tile in main living areas
- ❖ New carpet and pad in bedrooms
- ❖ New modern linoleum flooring in all bathrooms and mudroom
- ❖ Fully remodeled bathrooms with modern and updated fixtures
- ❖ Added third full bathroom
- ❖ Added wash sink to mudroom
- ❖ Added three barn doors
- ❖ Added ceiling fan in fourth bedroom
- ❖ Added LED recessed lighting
- ❖ Updated light switches and power outlets
- ❖ Serviced and updated Bugs-Be-Gone spray system on outside perimeter of main house



Kitchen:

- ❖ Upgraded paint and hinges to kitchen and pantry cabinets
- ❖ Added garbage disposal to main house kitchen
- ❖ Added stainless steel appliances to kitchen in main house

Guest House:

- ❖ Added LED recessed lighting
- ❖ Weatherproofed A/C unit outside of guest house



Workshop:

- ❖ New metal and insulated work shop
- ❖ Widened concrete slab to new work shop

Structural & Mechanical:

- ❖ Two new air conditioning units to main house
- ❖ Foundation leveled in main house (comes with transferrable warranty)
- ❖ Added 2nd water heater to ensure hotter and longer showers
- ❖ Added A/C duct work into the kitchen in main house
- ❖ Brand new septic system and French drain from Mudroom



10 Things We Love

3525 Old Israel Rd.

1. We love that we feel like we are out in the country, but we are only minutes to town and Lake Livingston. Small town feel with large town amenities. Because Livingston is located on Highway 59 it has various large chain stores (Lowes, Walmart, HEB AutoZone ECT), so no long drives to complete Projects.
2. Having a guest house is a major plus and multi-purposed. It is the perfect space for your college student, income potential, Air B & B rental, or space for your guests when they come to stay.
3. Running out of room for all your storage and outdoor toy needs. This house comes with two storage options. Use one for your workshop and one for storage.
4. All the beautiful trees in both the front and back yard provide shade all year long. Have little kids or grandkids? These trees make the perfect hide and seek spots or even for your dream tree house.
5. We love sitting on our porch swing at dusk watching our kids play, reading a book or watching the abundant wildlife. No need to worry about mosquitos the bugs begone system keeps them away.



10 Things We Love

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6. We love that the meeting rooms of the house are in the middle of the house, while still providing a nice flow to the rest of the house.
7. Lastly, all the windows throughout the house bring in a lot of natural light, especially in the open views of the dining room.
8. We love that we don't have to worry about someone building on top of us. All acreage surrounding our property is privately owned by friendly neighbors and cattle. Our kids love exploring, and with 3.99 acres to play with, we made our own maps and went exploring for treasure and wildlife, without ever leaving the comfort of our own home.
9. Within minutes of Pedigo park for sporting events, fishing and monthly town yard sales.
10. During the summer we love to host BBQ and Bonfire Nights with family and close friends. The large patio has plenty of space for a smoker, grill and room to convergence with guests. After dinner we grab our chairs and gather around the 3'x 5' Fire pit for smores, smiles and laughter.

