

**Specific about the house:**

- \* New AC motor, replaced in 2019.
- \* Huge backyard with new extended fence installed in 2015. Great for children and pets.
- \* New 960sf super boathouse installed in 2015 with boat lift, space for 2 jet skis, large covered deck, lowering ladder and swing rope.
- \* 240sf Covered deck that is cool all morning.
- \* 240sf Sunroom surrounded by tinted glass window, with AC, built-in cabinets, counter top, and pass through window to kitchen - A big plus to party lovers! Space for an indoor sitting corner with full view of the lake and Pines Island for those coffee or wine moments!
- \* New window AC in sunroom (2018).
- \* His and her walk-in closets in master suite.
- \* Walk-in closets in all bedrooms.
- \* Ceiling fans in every room.
- \* Perfect location for fishing right off the buck head
- \* Water level off the buck head never go below 5-6ft year round so the boat can be launched any day of the year.
- \* Full lake access including use of lake water to water the yard which is a huge saving due to the large size backyard.

**Beyond the house:**

- \* Amazing sunrise and sunset view!
- \* Beautiful gated community provides a safe and quiet environment for daily walking.
- \* Abundant of nature living such as fishes, hummingbirds, squirrels, ducks, variety of birds...
- \* Convenient store right across from the subdivision.
- \* Close proximity to the Livingston Fire department.
- \* Community clubhouse with kitchen and 2 apartments that can be rented by homeowners for events/reunion/family visits etc...
- \* Community pool, tennis court, boat ramp and children playground.
- \* Several community events throughout the year hosted by the community volunteers and/or the subdivision property owner association.