

**545 Buffalo Ct  
FEATURES LIST**

**Lot:**

Approximately 1+ acres (to be verified)  
Privacy location at end of cul-de-sac; 3 lots; no close neighbors  
Approximately 190 feet of water-frontage (to be verified)  
Community sewer service (no septic; no grinder)  
Boat dock with newer stainless steel cable hoist; up to 22' boat  
Fish cleaning station with fresh water; decked sitting area  
Fire pit; raised bed garden; lawn sprinkler system using lake water  
Outdoor kitchen with built-in cabinets, sink, propane storage and refrigerator

**Detached Workshop and/or Boat trailer storage:**

Approximately 42'x15'  
8' roll-up door plus double entry side door and separate single entry door  
Full RV Hook-ups (electric, water and sewer)  
Window unit for air conditioning  
Built-in shelving  
Exterior Shower and Sink  
Dumb Waiter to lift supplies into decked storage area  
Covered breeze-way connects to main home

**Kitchen:**

Custom oak cabinets  
Up lighting over cabinets plus Under cabinet lighting  
Extra wide corner cabinet with swing door  
Walk-in pantry with automatic lighting  
Island equipped with electric outlets  
Deep drawers  
Breakfast bar  
Phone charging station plus separate Built-in Desk

**Dining Room:**

Dedicated space but open to kitchen and living room; lights on dimmer

**Laundry Room:**

Extra long counters for folding or crafts  
Plumbed for sink

**Living Room:**

Wall of Windows to lake (low-e, double-pane)

Tall ceilings; wood floors

Propane Fireplace

Remote controlled ceiling fan; lights on dimmer

**Sunroom:**

Mini-split air and heat

Wall of Windows to lake (low-e, double-pane)

**Master Bedroom/Bathroom:**

Large enough for king bed and large dressers, plus sitting area

Mini-split assisted air/heat for sectional cooling; IN ADDITION to central air/heat

Remote controlled ceiling fan

Walk-in Closet with shoe organizer

Extra electric sockets

**Bonus Room Upstairs:**

Loft space for bunkroom or crafts

On Central system for air and heat but has window unit for assist

Easy attic access

You'll never want to leave home once you enter this park-like custom retreat on Lake Livingston. Large windows to the lake frame stunning unending views of the water without a neighbor in sight. Located on a quiet cul-de-sac on 3 lots with a partially wooded, private back yard. Approximately 190 feet of water front bulkhead; easy-entry boat dock with lift and fresh-water fish cleaning station. Detached workshop with 42'x15' of shelved space, air conditioning, 8' roll-up doors and a dumb-waiter to reach decked storage. Outdoor living and entertaining spaces feature covered patio with ring-side seats to the lake or relax in shaded breeze-way patio; or come inside to the air conditioned sunroom and dream of lazy days. Custom designed home featuring hard wood flooring, granite counters, open concept, split floor plan. Abundant storage. Large closets. Finished attic space for bunk room or crafts. Long driveway for guest parking. Full RV hook-ups.