

## Here is some information on 878 Plum Tree, Livingston, TX 77351

### The house:

Two story – main house is at street level, mother-in-law or what could be a killer master suite is downstairs. Both have two sets of patio sliders (upstairs were replaced in 2012, I think, downstairs were replaced in 2020, I think) that open onto covered porch/balcony with direct view to Lake Livingston. The house has just been painted (Sherwin Williams) (siding all repaired) and we had a new (near black) roof installed in December 2020. There are separate heat pumps (A/C – heat) units for each floor, both are regularly serviced by All Pro Air Services. This house COULD operate as two apartments although they share water and electrical service (and the laundry room).

There's a full kitchen on both floors (both updated, the upstairs is luxury, the downstairs is small but fully equipped). There is a ¾ bath (toilet, shower, sink) on main floor and a full bath (shower over tub, toilet, vanity) downstairs. Both have been redone since we moved in. The bathtub (downstairs) has been modified with a step cut-out (so an elderly person can use it much more safely). There are exhaust fans in both bathrooms and the upstairs kitchen. The upstairs kitchen was renovated in 2018, I think, new counters, new backsplash, sanded, sealed, and professionally painted cabinets (we kept the original cabinets and I strongly encourage anyone else to because they are solid hardwood, site-built, custom cabinets. Even the contractor said he'd never tear them out because it would be over \$20K to have new ones made). Outlets, switch covers, etc. are all high-end.

There are two bedrooms (13x11 and 11x10) on main floor – each with large closets. There is one bedroom downstairs, about 10 x 12 or so, and a 2<sup>nd</sup> room that is currently our laundry/utility room, but could be converted very easily to 4<sup>th</sup> bedroom. (We had plans and a contractor all lined-up to move the laundry room upstairs and convert the single bath upstairs to a bath and a half by reorganizing some space... I can furnish those plans, if you want).

The property includes 90 feet of lake frontage (3 lots), a boathouse/dock (it's big enough for a 22' pontoon, with room to spare). The water is about 3' deep off our dock – perfect for swimming. 60' of the property is bulkheaded, and the remaining 30 feet are natural beach – very nice for a family with kids/pets who want to play in the water. There are banana trees and a lime tree near the shoreline (the lime tree is prolific). There's also an olive tree in front of shed – ornamental (not sure if it will survive this cold weather...).

Upstairs, are all hardwood (pine) floors except kitchen and bathroom are tile (ceramic in kitchen, marble mosaic in bathroom). Downstairs, most of the floors are hardwood except the living/dining area is carpeted and the bathroom is porcelain tile.

The water heater (40 gallon, electric) is new, it's pan drains all the way to the back of the house (under the lower porch). The HVAC compressor and condenser units for the upstairs have both been replaced within the last few years, but I encourage any buyer to purchase a home warranty (we use Old Republic – it's about \$600 a year). We installed a high end water filtration system for the entire house in 2020 – the water out of the taps is drinkable, which is very rare in Cedar Point. 😊 There is a 200 gallon (per CWS, I cannot confirm that size, though) LP tank buried just off the lower walkway with outlets for both

ranges and the dryer. One could probably run a line for the water heater (there may be one there already). We have excellent water pressure, even with the filters.

The property includes 3 lots, taxes are about 4800/year and assessments (to the POA) are about 600/year, plus a 300/year road assessment. There is tons of parking in front of house (between house and road), a shed and a "basement" for storage. There are underground sprinklers for most of the yard that draw water from the lake (our yard is AMAZINGLY green... lake water is very biologically "active"). There are two car ports on the driveway that are "grandfathered" – as long as they remain on the property, they are OK. The wiring for the dock/boathouse, shed, and sprinklers was just redone a few years ago, the bulkhead was replaced in 2017/2018, I think. The shed was re-leveled a few years ago. There is wiring, in the shed, for an wall exhaust fan, we removed the fan when we had the "greenhouse" side of the shed re-sided into a storage space.

There is an RV (30 AMP, I believe) outlet on the driveway, and the house is 300 AMP service, I believe. We maintain a contract with Ed's Pest Service and they inspect the house annually. There is no active infestation, but there is some old damage – nothing major or of concern. They are due to come out in April, I believe.

#### Appliances:

The Washer & Dryer are both Speed Queen – they are tanks and just keep going and going. No muss, no fuss. New, they're about \$2500.

#### Upstairs:

- The range is nearly new (Jan 2021), Samsung Gas, self-cleaning.
- Dishwasher is also Samsung, ultra-quiet (48 decibels, I think), you can't even hear it when watching TV. It's also very water/energy efficient so we use it almost every day.
- Fridge is about 3 years old, very high-end and very energy efficient.
- Vent hood is about 3 years old, vents to outdoors, not the attic.

#### Downstairs:

- The fridge is brand-new, energy efficient.
- The stove is about 5 years old, excellent condition.

Most of the lights are LED inside and outside. The ceiling fans inside the house are all high end and relatively new (the ones in the upstairs living room are Emersons – top of the line). The window blinds upstairs are all from Lowe's – they are a few years old, work fine (simulated wood... I have a phobia about wood destroying insects...). Closet organizer in guest room upstairs stays with the house.



