

143 Sunset Loop North
Sunset Shadows Subdivision – Livingston, TX

BACKGROUND

The home was purchased and completely remodeled after Hurricane Ike in 2008 for a lady who ultimately decided to move into a different home. The home was never lived-in after its 2008 remodel until the current owners purchased it in April of 2011 as a vacation home.

UNIQUE FEATURES

- 170' of waterfront (Polk County Appraisal District lots 43 & 44)
- separate lots for septic sprinkler system (Polk County Appraisal District lots 52 & 53A) for a total of nearly 1 acre of land
- PACD Property ID #'s: lake home on lots 43 & 44 (property id: 58512); septic spray open lot 52 (property id: 46597); septic spray open lot 53A (property id: 58514)
- 2 boathouses (1 with boatlift, 1 with 2 jet ski lifts, both with sinks, storage, & extra dock space)
- 2800 square foot home with 4 bedrooms (including 2 master suites- one up & one down), 3 full baths
- 2 HVAC units, 2 hot new water heaters, workshop, outbuilding setup as office
- sprinkler system front & back yard (uses lake water which keeps monthly water bills low) Aerobic sprinkler heads in lots 52&53A (across street)
- full-time property manager has kept this vacation-home in meticulous condition & full-time neighbors on both sides offer added peace of mind and welcoming community

IMPROVEMENTS MADE BY CURRENT OWNERS

- replaced all windows throughout home with custom energy-efficient paneless windows - 2011
- new tile and energy-efficient doors in lake entry mudroom & carport entry - 2011
- custom built-in bunkbeds in kids' room (4 twin XL size beds) with built-in storage
- monitored security alarm installed with motion detectors (Eastex Security) - 2011
- custom window coverings throughout house - 2011
- improvements to existing boathouse (2 boat slips & 1 boatlift)
- built new boathouse with 2 jet ski lifts & large party deck (Mosely Construction) \$46k - 2011
- all new exterior door hardware and central key system
- re-roofed, sheetrock, painted outbuilding to be setup as office/flex room
- new kitchen sink & garbage disposal - 2011
- added gutters to house - 2012
- new Bosch high-efficiency frontloading washer and dryer - 2011
- septic system repaired & updated in 2011 (Chester Moore & Sons) – they inspect quarterly & repair as needed

Mosely Construction – they do boathouse & bulkhead construction & maintenance

CH Marine – where the boat & jetskis were purchased. They will come & service them at your home or pick them up to take them in for service when needed

Eastex Security – they designed & installed the security system. They monitor it for police & fire activity and service as needed.

Sam Houston Electric Co-Op

Lake Livingston Water Supply – the home is on city water

Sudden Link – cable & internet

Pro Star Waste – garbage service

Lake Livingston Telephone

Sunset Shadows 2 Civic Club – homeowner's association. \$225 annual dues. They keep the road maintained and keep neighbors informed and connected.

Trinity River Authority – governing body overseeing lake & lakefront property