

*Presenting:*

*695 Deer Ridge Drive*

*Lake Livingston*



*Beautiful lakefront home built in 2004 and expansively updated in 2020 and 2021*

*4 bedroom, 2.5 bath custom built with game/media room and loft*

*2,923 sq. ft. on 5.07 acres - 390 feet waterfront*

*(additional adjacent TRA 175 feet waterfront – exclusive use)*

## **Interior Features**

- Interior house remodel 2020/2021: new Pergo hardwood flooring (living room, dining room and kitchen), new carpet (primary bedroom, stairs and upstairs), interior paint, shiplap under stairs and one full wall primary bedroom, all new light fixtures and ceiling fans
- New custom 8' mahogany exterior doors in living room and primary bedroom
- Kitchen remodeled 2020 – New quartz countertops, subway tile backsplash, sink fixtures, single porcelain deep sink, all new stainless-steel appliances, new pantry door
- Custom plantation shutters in primary bedroom/bathroom and two bedrooms upstairs
- Separate filtration water system under kitchen sink for cooking, cleaning foods.
- Master bath re-modeled in 2017, including floor heat, hot water on-demand, built in tub heater, ADA toilet and grab-bars
- “Heatilator” enclosed gas fireplace (2019)
- Plumbed for gas if preferred
- Under / over counter lighting in the kitchen
- Stereo surround system (2019)
- Four (4) station intercom system pre-wired
- ADT home security system
- HVAC 5 ton (down), 4 ton (up), 5 ton air handler replaced in 2014. w/10 yr. warranty
- Water heater - 80 gals. (Replaced in 2016, w/10 yr. warranty)
- New double water filtration system (2020)

## Exterior Features

- New metal roof and new rain gutter system (with gutter guards) (2021)
- Complete exterior of house repainted (2021)
- Newly built (2021) insulated enclosure to freeze-protect water main and water softener system
- Front entrance improvements (2021): all new sod, landscaping, sprinkler system, split rail fence
- Cedar privacy enclosure for refuge cans at road (2021)
- 670' asphalt paved driveway
- Driveway "visitor alert" with sound control
- Two new (2021) drainage culverts and mortared flowage basins at side road (French drain and open flowage rock basin system carries all water on circular driveway to lake)
- Newly installed LED streetlights on driveway and front yard, plus power outlets (2020)
- Circular drive with custom water fountain
- Natural ravines on both sides of the road provide privacy from adjacent properties
- New front and side yard wrought iron fencing with electronic gates (2020)
- 3 additional lakeview sitting areas: front yard w/fire pit, back yard next to beautiful pine tree, and middle terrace near "beach" area
- Backyard fenced in and gated
- Remodel 16' by 32' two-story back patio, custom steel spiral staircase to upstairs deck balcony overlooking lake, with fans, canned lights, and rope lighting (2020/2021)
- New mahogany stained beadboard for all porch ceilings (2020/2021)
- Patio TV with surround on back porch (installed 2021)
- Custom flagstone remodel of front and back porch (2021)
- 4 camera exterior security system pre-wired w/ app for phone
- Remodel of all dormers with Hardie-plank cedar shake style
- Double-pane, gas filled vinyl windows
- Oversized 2-car garage (23' wide x 24' deep), w/ an 8' x 24' attached shop with overhead door with new light and ceiling fans (2020) and rubber mats to protect flooring
- 16 kw whole house generator w/auto. transfer switch
- New underground 500-gallon propane tank (for fireplace, outdoor back porch grill, and generator)
- Three (3) 500 gal. aerobic tanks

## Dock / Pier / Waterfront Features

- Approx. 390' waterfront w/ wood bulkhead
- Additional 175 waterfront allowed by Trinity River Authority (TRA) for exclusive use
- Remodeled pier - Approx. 60' long - 2020
  - ✓ New dock remodel, slip and fishing deck expansion (2020)
  - ✓ Maximum TRA approved 1500 sq ft.
  - ✓ One boat slip, 2-jet ski slip (materials to convert to boat slip conveyed w/house)
  - ✓ Enclosed ceiling to prevent bird nesting and minimize insect homes
  - ✓ Fresh water at dock (sink and outdoor shower)
- Three 360-degree jet ski lifts mounted on bulkhead to convey with house
- New dedicated grounded electrical supply line and dedicated breaker boxes to jet ski lifts and renovated dock (2021)
- Spider-Be-Gone installed on perimeter of home and boat dock (2020)
- Lower terrace LED lights for night waterfront activities
- "Beach" area with palapa (Tiki hut), sitting area w/fire pit, and a 12'x24' storage building. All lower-level patio seating to be conveyed.
- Two sets of stairs for access to waterfront: One stone mortared, one wood with TREX hand-rail and stair treads
- All lakeside property landscape irrigation comes directly from the lake (allowed by TRA, \$50 annual fee)
- New 3hp pump for sprinkler system, 30 new sprinkler heads added (4 zones) with new 16 zone Hunter controller
- Side road going down to the waterfront area
- Park area has a custom rock wall sitting area with a fire-pit, and room for 10-12 seating, along with a rope swing, hammock, and a regulation size horse-shoe pit.
- Concrete kayak and canoe launch ramp
- Fresh water at lower storage building (outdoor shower)
- New custom pier, dock and boat slip lighting (2021), plus a traffic light for easy dock location after dark
- New ceiling fans on dock (2021)
- Four lake access ladders, three on dock and one on bulkhead (two new in 2020)

\*\* Adjacent lot (lot #50) also available (31,500 sf)