

M. BATH
7-8 x 8-8

4-PRG
SHWR

**MASTER
BEDROOM**
13-0 x 15-2
10' CLG HT

CLOS.
7-8 x 6-0

UTILITY
7-8 x 6-2

LOCKERS

PAN.

ENTRY
9' CLG HT

GARAGE
21-0 x 25-0

REAR PORCH
18-0 x 6-0

KITCHEN/DINING
18-0 x 12-0
10' CLG HT

EATING BAR

REF

RANGE

DW

GREAT ROOM
18-0 x 15-4
11' CLG HT

FRONT PORCH
18-4 x 6-0

BEDROOM 3
11-0 x 11-0
9' CLG HT

CLOS.

CLOS.

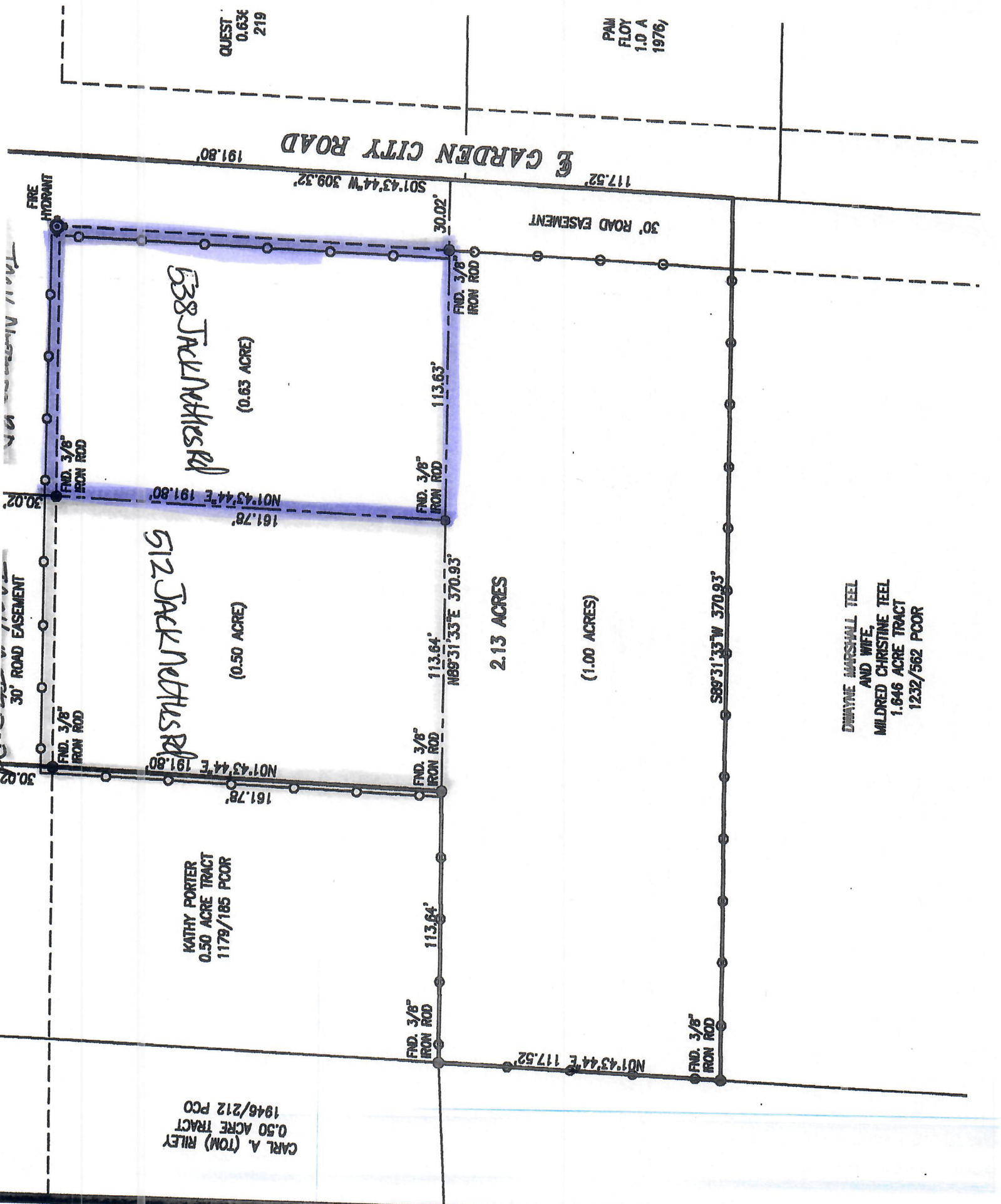
HALL
9' CLG HT

BATH
8-2 x 5-4

CLOS.

CLOS.

BEDROOM 2
11-0 x 11-0
9' CLG HT



QUEST
0.636
219

PAM
FLOY
1.0 A
1976)

E GARDEN CITY ROAD

30' ROAD EASEMENT

538 JACK NETHERS RD

512 JACK NETHERS RD

KATHY PORTER
0.50 ACRE TRACT
1179/185 PCOR

CARL A. (TOM) RILEY
0.50 ACRE TRACT
1946/212 PCO

2.13 ACRES

(1.00 ACRES)

DWAYNE MARSHALL TEEL
AND WIFE,
MILDRED CHRISTINE TEEL
1.646 ACRE TRACT
1232/562 PCOR

Property Identification #:

Property Information: 2020

Owner Identification #: 156259

Geo ID: G0050000300
Situs JACK NETTLES RD
Address: LIVINGSTON, TX 77351
Property Type: Real
State Code: C3

Legal Description: GARDEN CITY LOT 3 UNRECORDED
Abstract: G0050
Neighborhood: LIVINGSTON
Appraised Value: N/A
Jurisdictions: CAD, ILV, GP

Name: REDDEN LARRY & TRACY
Exemptions:
DBA: Null



Polk CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Polk County Appraisal District expressly disclaims any and all liability in connection herewith.

L.E.A.T PROPERTIES L,L,C.

STANDARD SPECIFICATIONS AND DESIGN FEATURES

GENERAL FEATURES

- Land cleared area with positive drainage.
- Stone gravel driveways, concrete walkways and patios (as indicated per plan).
- Premium Allura siding facades and Stone veneer (per plan).
- Hardie exterior trim at doors, windows, rakes, and fascia.
- 12" Hardie low-maintenance vented soffit in overhangs (per plan).
- Thermatru[®] fiberglass entry doors with brushed nickel or oil rubbed bronze hardware.
- Thermatru 9 lite exit door with brushed nickel hardware or oil rubbed bronze (per plan type).
- PVC LED exterior light fixtures and wall fixtures at entry doors and garage/carport. (per plan type)
- 30-year architectural style asphalt roof shingles in onyx black.
- 1/2 OSB TECH-Shield decking and 1/2" OSB wall decking w/ wrap.
- 2-500 gallon septic tanks w/ 150'-160' of leaching chamber. (Per design spec) 18- Terminix installed termite bait systems with transferable contract.

KITCHEN FEATURES

- Custom built or Diamond (MasterBrand)[®] partial overlay raised panel cabinetry in gray with 30"-42" upper cabinets, drawers, molding and brushed nickel hardware.
- Granite level 2 or Quartz countertops with 1 1/2 drop edge.
- Frigidair Profile[®] stainless steel appliances (self-cleaning gas range, dishwasher, microwave or vent and refrigerator w/ ice maker).
- Stainless steel undermount sink with brushed nickel or oil rubbed bronze pull-out spray Moen[®] faucet. 6" LED Recessed lighting (per plan).
- Features, amenities, floor plans, elevations, square footage and designs are subject to changes or substitution without notice.

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L.E.A.T PROPERTIES L,L,C.
STANDARD SPECIFICATIONS AND DESIGN FEATURES

MASTER BATH FEATURES

- Custom Built or Diamond (Masterbrand)® partial overlay raised panel 36" high vanity cabinet in gray .
- Granite countertops with 4" granite backsplash and (1) white undermount porcelain sinks.
- Semi-frameless clear glass shower door with brushed nickel or oil rubbed bronze hardware.
- 12" x 12" Daltile ® ceramic tile flooring, 9" x 12" Daltile ® ceramic tile tub surround and shower wall tile with decorative accent tile.
- Moen ® brushed nickel or Oil rubbed bronze faucets and coordinating bathroom accessories.
- Frame bevel edge plate glass vanity mirror.
- Aqua-source ® or equivalent comfort height water closet in white.

SECONDARY BATHROOM FEATURES

- Custom Built or Scott Living (MasterBrand) ® vanity cabinet with granite countertop, 4" granite backsplash and white undermount porcelain sink.
- 12" x 12" Daltile ® ceramic tile flooring with coordinating 9" x 12" Daltile ® shower wall tile and a curved fixed shower curtain rod in a oil rubbed bronze or brushed nickel finish.
- Moen ® brushed nickel or oil rubbed bronze faucets and coordinating bathroom accessories.
- Frameless bevel edge vanity mirror and over water closet cabinet.
- Aqua- source ® or equivalent comfort height water closet in white.

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L.E.A.T PROPERTIES L,L,C.

STANDARD SPECIFICATIONS AND DESIGN FEATURES

ADDITIONAL INTERIOR FEATURES

- Waterproof pre-finished 5" engineered flooring or carpet in kitchen, living room, dining room and family room.
- Waterproof pre-finished 5" engineered or Daltile in bedrooms and bedroom level hallways.
- Daltile ® 12" x 12" ceramic tile in laundry room.
- 9-foot ceiling height in main living areas of the home.
- 6-panel wood grain finish interior doors with gatehouse ® satin nickel or oil rubbed bronze levers.
- 2 ½" Builder select casing trim at doors and windows with 3 ¼" base molding throughout.
- Sill and apron trim detail around all windows.
- White closet shelving w/ rod in all closets.
- 6" LED recessed lighting in closets and hallways.
- Brushed nickel or oil rubbed bronze hanging light fixtures in foyer, kitchen and dining room.
- Decora electrical switches.
- Concrete 24" beams and 4" concrete slab on grade.
- 2" x 4" exterior wall construction and 2" x 4" interior wall construction (per plan).
- R-19 insulation in exterior wall partitions and R-38 insulation above ceilings adjacent to unheated space.
- Wallboard on interior walls, ceilings and Hardie under porch areas.
- Pex piping system .
- Interior walls painted with one coat of primer and one finish coat of Sherman Williams® Builders select color with Satin finish.

L.E.A.T PROPERTIES L,L,C.

STANDARD SPECIFICATIONS AND DESIGN FEATURES

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- Interior wood trim painted with one coat of primer and one finish coat of Sherman Williams ® White oil base in a semi-gloss finish.
- All ceilings are textured finish painted with Sherman Williams ® flat white ceiling paint.
- Low E argon gas double hung tilt-in vinyl exterior windows with screens.
- Carrier ® or Builder select 16SEER 90% efficient forced air heating and central air conditioning system and programmable thermostats.
- 40-gallon high efficiency electric hot water heater.
- 200-amp electrical service.
- Smoke and CO 2 detectors.
- Water and electric hook-ups in laundry for washer and dryer.

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