

Better Homes and Gardens Real Estate Gary Greene

Mary Anne Szymanski

P R E S E N T S



1276 Sportsman Drive
Trinity Cove





Family Room



Another View of Family Room



Kitchen



Another View of Kitchen



Dining Area



Primary Suite



Primary Bathroom



Second Primary Bedroom



Full Bathroom



Guest Bedroom



4th Bedroom/Flex Space

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BEAUTIFUL 4 Bedroom 4 Bath 4 Car Situated on Huge Waterfront Lot! One of the best protected waterfront properties on Lake Livingston! Amazing sunrises & sunsets from 2 large covered porches overlooking lake! Great fishing from pier & new boathouse ('19) has water + electricity + 2 boat lifts & large sundeck! The amazing lake frontage has spectacular views from every room! \$150K in upgrades: Recent exterior paint. New roof ('19), New A/C's ('20 & '22), New Interior + Exterior WINDOW WORLD double pane windows + patio doors ('20) + lifetime warranty! Water heater ('20) new concrete porch + gutters ('20), new flooring throughout most of home! 2 master bedroom suites, 1 with wall mounted electric fireplace + updated master bath, cedar lined closet with built ins + wall safe! The guest bedroom has 4 closets! All baths have new toilets & tubs!! Kitchen has new stainless steel appliances, Silestone counters + tiled backsplash! Wine room! You know what they say "Life is Better at the Lake!"

ROOM DIMENSIONS

Den	25x14	Primary BR	21x15
Dining Room	12x11	2nd Primary BR	15x15
Kitchen	15x12	Guest Suite	14x13
		4th Bed	15x13

Baths	4 Full	SqFt	2,400
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Schools	Trinity I.S.D.
Tax Rate	1.8863%
Maint	\$225/Annually
MLS#	27722663

Mary Anne Szymanski, CRS, GRI, CNE, SRES

Broker Associate

Better Homes and Gardens Real Estate

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Information herein is from sources that we deem reliable.

We have no reason to doubt its accuracy, however, we cannot guarantee it.

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