

102 Hummingbird Circle
Livingston, Texas. 77351
2100 sf / built in 2002

Updates in Spring 2021:

- New paint
- New LVP flooring (no carpet)
- Quartz countertop in kitchen
- Dishwasher
- Tankless (gas) hot water heater
- New shower door in primary bath
- New fiberglass front door
- Blown in insulation
- Custom desk/shelves in office
- Custom 'butler's pantry' (quartz countertop) in utility room

EXCLUSIONS: chandelier, refrigerators, washer/dryer

Features:

- Oversized garage (2 car)
- 9 foot ceiling through-out house
- Gas log fireplace
- Generac whole-house generator
- Dedicated office with built-in desk, cabinets, shelves
- Brick fenced in patio area
- Front and side porches
- Water sprinkler system on separate meter
- Double oven
- 3 BDRM/2.5 baths (primary with soaker tub, secondary with tub/shower and powder room in office area)
- Walking distance to city park, city tennis courts, city pool, city walk/run track, golf course and restaurant, bakery, hair salon, resale shop....