

Welcome 302 N Elm St,  
Trinity, TX 75862



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# **Welcome to your new home at Lake Livingston!**

Some of our favorite things about this home and the area are:

Location! Location! Location! This home is located in downtown Trinity, TX ; which is one of the Lake Livingston surrounding communities. Lake Livingston -is the 2nd Largest Lake in Texas and offers fishing, water sports, hiking trails etc. This home is located in the 'heart' of Trinity, and close to shopping, restaurants, antiquing; nature adventures, colleges, State and Local parks, Conroe, Houston, Houston Airports Etc.

Located just minutes from several public boat ramps with access to the Lake Livingston.

# Our Community

In the summer months the lake will play host to people boating, water sporting, or swimming— Just enjoying ‘Lake Life’.

We enjoy being centrally located to the lake, parks, shopping etc. There is never a dull moment around here. However, if you want a ‘dull’ moment, this is the place to relax and enjoy one.

# Features you will love about This HOME!

## Location:

- Located in Trinity—near shopping, dining, and ease of access to Hwy 19, or 94.
- Short drives to Crockett, Lufkin, Huntsville and Conroe

## Highlights:

- Original Hardwood Floors (Oak & Knotty Pine)
- Shiplap Walls and Ceilings
- Butcher-Block countertops.
- New Sink and cabinet fixtures
- New Carpet and Paint
- Original Built-in Shelves
- Large bedrooms
- Bonus/Family Room with Sink
- Newer Roof w/ Lifetime shingles
- Fully Fenced back yard with large access gate and storage shed
- Boat/Extra parking in yard
- Over Garage Apt/Guest Quarters with full bath.