

Attributes and Upgrades
260 Goldenrod
Livingston, TX 77351

952 sq ft well maintained manufactured home on almost a quarter acre (2 lots) in Lake Livingston community

Desired and developing Cedar Point, a lake community with 2 boat ramps, 24 hour manned security, community pool, community center and children's parks

1764 sq ft of doublewide concrete driveway to hold boats, vehicles and RVs

460 sq ft manufactured concrete carport with overhead light

230 sq ft Storage shed divided into main section (with electrical) and 2 smaller units

Large, covered wood deck/porch on the front also with lights and gets a nice breeze

24 Manned gate security for the entire neighborhood

Fully fenced

2 bedroom / 2 full baths

Split bedroom plan with the bedrooms on opposite sides of the house

Central electric – HVAC about 4 years old

Propane heat

Fresh interior paint (2022)

New carpet in bedrooms (2023)

Newer laminate flooring (about 3 years old)

All mini blinds replaced (2023)

New refrigerator that stays with the house

AC window unit in kitchen stays with the house

Utility room inside with electric hookup for dryer

All new ceiling fans (2023)

Built-in desk in kitchen and shelving in den

Large pantry

Storm windows

New hardware

Wired for cable

Lawnmower stays with the house

Aqua Water for water and sewer – not septic

Close proximity to Onalaska or Livingston with plenty of stores, groceries, restaurants and more