

## Features List for 288 Water Ridge Dr, Livingston TX 77351

1. Two and ½ waterfront lots (0.5291 Acres)
2. Home sleeps up to 14 people as currently configured.
3. Great outdoor entertaining. Covered Concrete Breezeway Patio, 2 Large Covered Wood Decks, large lot for outdoor activities, and outdoor speaker system. Fully fenced for pets.
4. Boat Lift (installed 2011)
5. New bulkhead installed in 2011
6. Fishing Pier
7. Wraparound decks redone in 2021
8. Added additional Covered Gate, driveway, Carport for Vehicles, boat storage, and or other water toys added in 2022

## Recent Maintenance

1. Dishwasher replaced in 2022
2. Water heater replaced in 2022
3. Outside paint done in 2016
4. A/C Heat replaced in 2016.
5. Replaced Range and Vent hood