

Additional Features & Information

1335 Pridgen Rd. Livingston

- **ADDITIONAL PROPERTY SPECS:** This home has 4 rooms: 3 bedrooms and one office. Quiet & Safe | Fiberoptic Internet through Eastex Telephone | 5 minutes from town/Livingston | 1/4 mile off main road | 6-8 minutes from Lake Livingston | Remote Gated Entrance | 2 Car Carport | Property Is fenced & cross fenced providing a safe & perfect area for dogs/pets | R28 Insulation | 5 Inch Gutters | Remodeled kitchen & all bathrooms | Workshop/Tack Room | Master Suite has 2 walk In closets | Large Storage Room under carport (attached) | Automatic water dispenser/tub In corral | Not on Texas Power Grid- On Eastern Grid | Pool Is approx 3 ft In shallow end & approx 8 ft In deep end. Also features a tanning ledge and water feature in pool | Utility Room has a sink & many cabinets for storage | Recessed Lighting | Living Room Built-In Entertainment Center/Area | Back Porch Is screened In & home also offers a back patio with a pergola.
- **INCLUDED:** Washer, Dryer, Refrigerator In Kitchen, Robot Pool Cleaner & any pool equipment
- **ADDITIONAL FEATURES & LOCATION:** Pool House w/roll up shop type door: located In back yard closest to pool area. | **Well House:** Property offers a well & has water filters on the well. Well House Is the smallest structure building and Is located behind the workshop. | **Workshop/Tack Room:** This building could be used as a workshop or a tack room. It has electric to It & shelves already In place for all your tools, tack, toys, etc. This building Is located beside the large equipment barn. **Barn/Equipment Barn:** This Is the largest building. It Is covered & offers an automatic water dispenser/tub, electric, area for animals, covered area for equipment, etc.
- **ADDITIONAL MEASUREMENTS:** Primary Bedroom Walk In Closet #1: 6 x 6.11 & Walk In Closet #2: 4 x 6. | **Half Bath:** Offers a sink and commode located right off of the kitchen and office: 7.4 x 2.11 | **Foyer Entrance:** 11.11 x 6.9