



Welcome to  
**170 Hilltop Lane**



**POINT BLANK**

- Minutes from public boat ramp for access to Lake Livingston
- Close to Sam Houston National Forest for hiking trails

**HOME FEATURES:**

- 10 unrestricted acres, partially cleared
- Fenced on 3 1/2 sides
- Two car attached garage with upgraded flooring
- Spacious covered balcony with Hilltop view
- Game Room
- Metal Shed for Livestock or Equipment
- Kennel behind the shed
- Pear tree, Persimmon & Mulberry Bush
- Wildlife

**PROPERTY UPGRADES:**

- New flooring
- Upgraded light fixtures throughout
- Upgraded ceiling fans throughout
- Upgraded kitchen - butcher block countertops, farmhouse sink
- Painted cabinets
- Fully renovated both bathrooms
- Added dining room chandelier
- Remodeled the woodburning fireplace
- Exterior painted & stained in 2021
- Deck painted in 2022

**COMPASS**



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