

# Additional Information

175 Fern Livingston, TX

- PROPERTY DETAILS / CAD INFO:** There are three property ID's:

  - Property ID: 77522 (home & lot) / Description: Lake Livingston Estates Section 4 BLK 12 Lot 19.
  - Property ID: 54364 (garage & lot) / Description: Lake Livingston Estates Section 4 BLK 12 Lot 18.
  - Property ID: 54360 (2 empty/additional lots) / Description: Lake Livingston Estates Section 4 BLK 12 Lot 9 & 10.
- HOME/LAND SQ FOOTAGE:** For Property ID: 77522 (house & lot) the CAD states the home sq footage Is 1,260 but seller states It is 1,660 - the CAD does not reflect the additional bedroom and bathroom upstairs that has been recently finished out nor does the value on the CAD reflect the additional SF- the CAD reflects a 2 bedroom 1.5 bath however, it is a 3 bedroom 2.5 bath. Also, per the seller, the lot for this property ID Is 0.21.  
For Property ID: 54360 (lots 9 & 10) the CAD states It Is a total of 0.1675 acres but the seller states It Is 0.30.
- TRA & SEPTIC MAINTENANCE FEE & HOA Info.:** The TRA has a mandatory fee of \$25/annually. TRA also requires you to have your septic maintained quarterly & all receipts/invoices sent to them. The aerobic system at 175 Fern is maintained by Chester Moore & Sons and is \$250/annually. Although this maintenance fee with Chester Moore & Sons is optional, TRA requires it. Chester Moore & Sons sends all receipts to the TRA quarterly for you.  
**HOA** was dissolved years ago however, there are still deed restrictions of record. Short term rentals are allowed of our knowledge, please do your own diligence.
- HOME:** Composite Log Home. Downstairs manufactured logs, upstairs wood frame with metal roof. Oversized windows. Pergo flooring in kitchen & dining room. Water heater is 2 years old. 500 gallon per day aerobic. Garage is a 24 x 24 with 9 ft ceiling and 2 remotes. Access to property from Fern & Big Lake . This home has had only weekend use (at times) in it's 13 years- no rentals.

**PLEASE SEE THE UPDATES FORM FOR ALL OF THE RECENT UPDATES TO THE HOME**

**PLEASE SEE BELOW THE ESTIMATED CALCULATIONS BY THE SELLER. CAD Is Incorrect. (Note: A new survey will be the accurate source of calculations. If exact measurements/calculations are Important to your client and they are a cash buyer, please advise them of this, as a new survey will be the buyer's responsibility.**

Lot Size Chart	2011 (House and Garage)		2021 (purchase)		Total
Lot #	18	19	9	10	
North length	61.53	61.53	186.72	112.00	
West length	187.78	150.06	105.00	55.32	
South length	51.75	54.87	139.00	80.10	
East length	210.28	187.78	13.05	81.41	Lot 9 triangular
Total estimated Sq.Feet	10,360	7,900	7,210	5,346	
convert to acres factor	43,560	43,560	43,560	43,560	
<b>Estimated Acreage</b>	<b>0.24</b>	<b>0.18</b>	<b>0.17</b>	<b>0.12</b>	<b>0.71</b>