

OCTOBER 2024

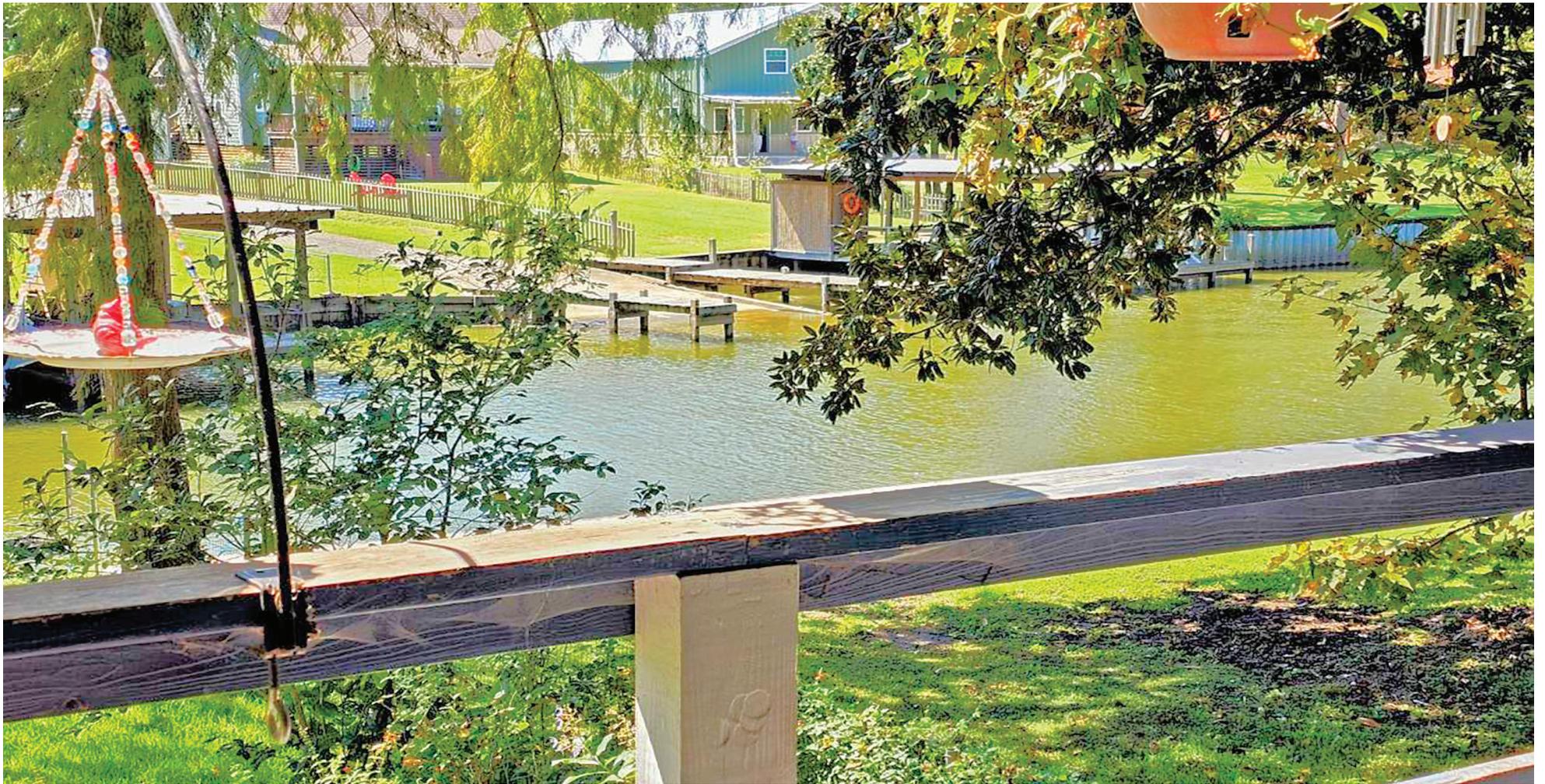
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Supplement to



REAL ESTATE GUIDE

Lake Livingston Area



MLS#98845684 - Incredible views and amazing sunsets await you! Great back yard birding right from your deck! Nestled on two waterfront lots with lush shade trees, this split level home on Lake Livingston offers spacious living. Boasting three to four bedrooms, two full baths, and a versatile extra room, perfect for a game room or additional bedroom. Upgrades include Low E windows, a recently replaced HVAC system (2022), PEX plumbing (exterior lines 2021), and a brand new roof (8/2024). Enjoy the convenience of a downstairs refrigerator, French drains, a partially finished attic that is climate controlled, RV pad with 20 AMP plug, greenhouse, and leaf guard gutter system. Year round flowering plants. Stay cozy with a wood-burning fireplace featuring an electric insert that can easily be removed. VRBO friendly neighborhood. Boat available for purchase. Make your appointment today and come take a look!



Vickie Brewster, Realtor®

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vickiebrewster2@gmail.com



David Jones, Broker
2400 Hwy 190 West
LIVINGSTON, TX 77351

Lake Livingston Area Real Estate Guide can be found monthly in the Polk County Enterprise, San Jacinto News-Times and counter-topped in area businesses.



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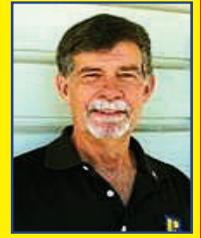
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REDUCED

MLS#58099219 - Nice 3/2 Palm Harbor home Model TL1372F4, single wide 1260 sq.ft. 72'x17.5'. Good layout, AC vents in ceiling, primary bath has double sinks and separate shower and garden tub. Storage shed is 8x12, Garage/shop is 12x23 with roll up door and extra wide walk in door. Entire yard is low maintenance with weed barrier covered with white rock. No lawn mower needed here. Quiet end of gated subdivision. Has rec center with large pool, bath house, party/meeting room, exercise room, snack bar. Subdivision also has fishing pier, boat ramp with park area.....**\$149,900**



SOLD

MLS#15619766 - Great property, unrestricted, 9.5 acres, 5 bedrooms 3 full baths. Living/dining area, large kitchen with lots of cabinets and counter space, pantry. Home is located on a very private location but close to town, shopping and schools. Small creek runs through property. 10x6 front deck and 8x16 side deck. 12x24 storage/workshop with lofts for storage on each end. New gravel on entry drive, new A/C, inside and outside units June 2023. Great place for kids and grandkids to enjoy exploring and watching the wildlife.....**\$299,900**



SOLD

MLS#12723763 - Nice and clean double wide in Holiday Village. 3 bedrooms, 2 baths, fully fenced, nice covered front porch for relaxing and watching neighbors go by. Subdivision is golf cart friendly, has boat ramp, fishing pier, rec center with exercise room and pool. Gated entry. Home has attached and detached carports, storage shed/workshop has another full bath but water is not turned on.....**\$164,000**



MLS#98334545 - Waterview lot in Yaupon Cove has slab where house was before 2020 tornado. Subdivision has public water, public sewer, natural gas, and 3 boat ramps for residents use. No manufactured homes in this section of subdivision **\$45,000**



SOLD

MLS#16961621 - Lots of potential with 208' Hwy 190 frontage. 3 parcels, just over 2 acres. UNRESTRICTED Residential or commercial has drives in place off of Hwy 190 and Vivian. 20x30 Shop could be converted to living quarters, great RV cover. Has RV hookups, 30amp and 50amp with sewer connected to septic system. 16x28 storage shed on back of property. Has slab where home was prior to fire with separate aerobic sewer system in place. 2 water meters in place. 50x50 slab includes 20x20 carport, 20x30 shop, and 50x30 RV cover which has 14' height clearance for RV.. **\$150,000**



PENDING

MLS#32607831 - Lot in Yaupon Cove, has electric, water, and sewer connections in place. 10x30 slab where mobile home used to be. Subdivision had 3 boat ramps for resident's use, public water and sewer. Mobile homes allowed in this section..... **\$12,500**



MLS#73533722 - Holiday Village, 2 large lots approx 200' deep in Sec. J. Partially cleared, electric installed with two 30amp hookups for RV. Subdivision boat ramp, fishing pier, rec center with pool. Gated subdivision..... **\$65,000**



MLS#7650114 - 4 nice partially cleared lots in Putnam's landing. Ready to build on or bring your manufactured home. Subdivision is close to Lake Livingston State Park and Beacon Bay Marina. Also has private boat ramp and park area for subdivision residents use, just across FM 3126 **\$32,000**



SOLD

MLS#27342116 - Like new 1 bedroom 1 bath 2021 manufactured home would be great home or weekend getaway. Super clean, oven and dishwasher have never been used. 25x12 RV or boat cover with 30amp hookup. 20x30 shop area with roll up door and side walk in door. Has unfinished room with many possibilities. Game room craft room or bunk room. All on cleared lot with great views of wildlife from covered front porch or covered side porch. Subdivision has 3 boat ramps for resident's use. **\$145,900**



WATERFRONT

REDUCED

MLS#81820272 - Great Waterfront Lot on Kickapoo Creek with views of creek, cove, and Hwy 190 bridge over Kickapoo Creek. Very private and quiet on cul-de-sac and peninsula, Wonderful full time living or weekend retreat. This property previously had a home that was destroyed by tornado so utilities in place and piers for stilt house if you desire. Has pier and boat lift. Condition of lift, lake water pump, and sprinkler system not known because no electricity since tornado. No mobile homes allowed in this section of Yaupon Cove. 3 boat ramps in subdivision and park area. Close to grocery, hardware, dining and Onalaska schools. Water is low in pictures because of drought..... **\$140,000**



SOLD

MLS#75696779 - Great lot to build on in Memorial Point, a gated subdivision on Lake Livingston. Subdivision has Clubhouse, boat ramp, tennis/pickleball courts and playground. Lot is level and completely cleared. Has limited waterview. **\$26,000**



SOLD

MLS#61263626 - Very nice and clean lakehouse in quiet subdivision. Limited waterview has 1 or 2 bedrooms 1 1/2 baths. Updated kitchen and main bath with granite and tile. Room on back has been used as bedroom. All concrete drive, carport, wraparound porch and 28x14 workshop/storage shed. Public water and sewer. Wonderful weekend place to gather with the family. Comes fully furnished with all furniture/furnishings and appliances. Subdivision has boat ramp and park area for residents use. 1/2 mile to grocery and restaurants..... **\$149,900**



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JOHN ALTIC, BROKER



Livingston Office - 137 Old Mill Center | Livingston | 936-967-0600



Nestled within a secluded gated waterfront community, this delightful 2/2 home encompasses three spacious lots, ideal for a weekend retreat or year-round residency. Super cute home and recently added large storage building 35'x25' enclosed with 12'x45' attached lean-to you can park your boat, 10'X25' front porch, new concrete driveway with RV hookup 50 amp & sewer. 12'X16' storage building and ,10'X12' building with 12'X25' carport. Also new hot water heater, new laminate flooring throughout the house. Enjoy the club house, pool, park, and enjoy driving your golf cart in the community, enjoy the subdivision fall festivities. Launch your watercraft from the subdivision boat launch. There are many species of fish to catch. Enjoy the beautiful sunsets. MLS#27712789.....\$310,000

House Hunting Check List



If you're searching for a new home, use this helpful checklist to compare information on promising houses and help you make the best decision.

	HOUSE 1	HOUSE 2	HOUSE 3
DATE VISITED			
REALTOR			
LOCATION			
PRICE			
SIZE OF HOUSE			
ACREAGE/LOT			
BEDROOMS			
BATHROOMS			
AC/HEATING			
APPLIANCES			
REPAIRS NEEDED			
SPECIAL FEATURES			
FINANCING			
TAXES			
UTILITY COSTS			
SCHOOL DISTRICT			
NEIGHBORHOOD			

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Pristine home in beautiful Westwood Shores on Lake Livingston! This Lakefront home has been updated to the point that it looks brand new! You are going to love the high ceilings, open concept living, kitchen, and breakfast room. Home overlooks the lake. Water views from breakfast nook, living, and primary suite. Primary bath has separate vanities, a fabulous walk in closet, linen closet, and wonderful walk in shower! Living has a fireplace. There is a 5th BR/office, formal dining, and 3 guest rooms - 2 with direct access to the guest bath. Tons of closet space. Granite countertops. 3 car garage with bonus man cave/she shack, and an RV port. Too much to list here. See photos for more details! Many more amenities such as: Alarm system, Outside security cameras, Full Yard Sprinkler system, Spider B Gone System and a full house filtration system. Call today to schedule your private tour!
MLS#78592278.....\$499,900



REDUCED

Waterfront Luxurious Penthouse on Lake Livingston! One of the Largest Units in Bella Vista. Over 1,700 SQ FT. 3BR-2BA w/ Large Loft. Take the elevator or stairs to your private front porch. Private boat house with electric lift. Gated Community, Pool, Beach, Boat Ramp and Beautiful Green Spaces. Enjoy every minute have fun or just down time with out all the worries of maintaining it all, spending one whole day mowing, cleaning and all the up keep, this is the place for you. Owner Financing Term Available! **MLS#29588161..... \$439,500**



REDUCED

Water View home with inground pool overlooking Lake Livingston! 4 bedroom, 2 bath, one level home on over half an acre with a 4 car garage and an inground pool. Beautiful home offering an open floor plan. Kitchen with custom cabinetry, breakfast bar and a large walk-in pantry. Spacious dining area and family room are great for entertaining. Family room opens up onto the screen porch and has views of the lake. The bedrooms are split with two on each side of the home. The primary bedroom has an en-suite bath with a large shower & walk-in closet. From the primary bedroom there are 2 large doors that lead directly to the large screened porch. This is the perfect place to enjoy your morning coffee, take in the views of the lake and hear the waves crashing. The garage is perfect for your cars, jet skis or even a workshop. The screened in pool is the best place to relax the day away. This home was completely renovated in 2016 and is in move in condition. Great home for permanent living or a vacation home.
MLS#21899776.....\$410,710



Acreage! Nestled on a serene cul-de-sac, this spacious 3-bed, 2-bath home rests on 4 lots. With vaulted ceilings, French doors opening to a large deck, and a wet bar with a wine fridge, entertaining is a delight. The primary bedroom boasts an oversized closet, sitting area, and private deck access. Enjoy sightings of deer in the area. Shopping in Livingston is just 15 minutes away with plenty of dining options. Onalaska offers local shopping and amenities like gyms and the Heritage Society. Room sizes are approximate. This property offers a peaceful retreat with ample space for relaxation and leisure.
MLS#11099016.....\$509,000



REDUCED

Waterfront on Lake Livingston! Very neat and clean waterfront home. Home has 3 bedrooms and 2 baths with an extra room for an office, family room with a wood burning fireplace, and an island kitchen. Wonderful decks on the front and back of the home. Deck on the lakeside of the home is partially covered and great for entertaining or taking in the beautiful open views of the lake. Situated on almost a half acre. Wood bulkhead and boat lift that is equipped for 2 jet skis which are included in the sale. Great location on Lake Livingston. Rare find on the water for the price.
MLS#51557508.....\$249,900



REDUCED

Waterfront! Nestled on a serene cove on Lake Livingston, this charming waterfront home boasts genuine hardwood floors, ample windows, and lush shade trees. Enjoy the tranquility on the spacious front and back decks. Large kitchen and dining room is an entertainer's delight. The split-level layout offers a cozy living area with a stunning water view. Two bedrooms and a full bath on the first floor, while the second floor features a primary suite with a walk-in closet, full bath, and a cozy sitting area. Experience lakeside living at its finest in this peaceful retreat.
MLS#43692092.....\$379,000



Lake Access home on over an acre. 3 bedroom, 2 1/2 baths. Property fronts 3 streets (on 2 corners). Island kitchen. Primary bedroom is on the 1st level. Office or second bedroom is also on the 1st level. Half bath and laundry off of the kitchen area. Upstairs is an open bedroom with a full bath. Large front porch. Plenty of storage under the backside of the house. Include a large storage building. Call today for an appointment.
MLS#2902256.....\$229,900



Lake access! Your forever home sounds wonderful! With its recent construction in 2022 and thoughtful design features, it seems perfectly suited for comfortable living. The inclusion standout feature is the small mother-in-law home or guest house located just off the back porch, providing additional living space for guests or extended family. The home's accessibility features, such as the entrance ramp and wide doors, ensure that it is accommodating for all residents and guests. Situated in a waterfront subdivision, this home is just a short walk from the stunning Lake Livingston, offering beautiful views and offers great opportunities for outdoor activities and scenic views, and lots of wildlife to watch. This property boasts a spacious corner lot in the heart of Onalaska school district, close to the lake and local shopping. **MLS#10520733.....\$210,000**



Lake Access! 3 Bedroom, 2 bath, 1 level home with attached 2 car carport. Home sits on one lot with fenced back yard and includes a second lot. Home is in move-in ready condition. Open concept. Covered front porch, screened in back porch, firepit in back yard and large storage building. Comes with some furniture and includes appliances. **MLS#37940273.....\$189,900**



Waterfront on Lake Livingston! 3 BR, 2 ba townhouse. Open concept with spacious living area perfect for entertaining guests. Family room with fp, dining area/sunroom with natural light, updated island kitchen with plenty of storage space. Primary bedroom is downstairs, has rear deck access. Enjoy morning coffee or the breathtaking sunsets on your large partially covered deck overlooking the lake. Beautiful shade trees around the house provide shelter from the summer heat. Assigned boat slip, and boat parking on premises. Walk out to the boat dock and enjoy the tranquil ambiance of the water or take your water toys for a spin! Community has 800' of community owned waterfront. Fish anywhere along this area or off of 1 of 2 piers. The townhome is located in a quiet and friendly community, offering two community pools and a peaceful reserve to take walks. This townhome is the perfect place for full-time or weekend living. No yard work except the flower beds! Comes mostly furnished! **MLS# 86475529.....\$299,900**



Lake area. 3 BR- 2.5 BA - 1 Car Carport, double wide concrete drive. Completed Remodeling 6-2024. Very nice take a look at this one. **MLS# 91789294..... \$229,000**



Lake Access! Make this charming house your new home today! The open concept living area is perfect for entertaining guests or enjoying a cozy night in. Large windows fill the space with natural light, creating a warm and inviting atmosphere. The kitchen is a chef's delight, featuring modern appliances, ample counter space, and plenty of cabinets for storage. It seamlessly flows into the dining area, making meal preparation and serving a breeze. The master bedroom is a true retreat, complete with an ensuite bathroom. Enjoy your private oasis with a spacious layout, large closet. Two additional bedrooms provide ample space for family, guests, or a home office. Situated in a small neighborhood, this home is close to local amenities, schools, and recreational areas. Enjoy easy access to Lake Livingston for boating, fishing, and other outdoor activities. **MLS#87023130.....\$172,000**



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 vickiebrewster2@gmail.com



David Jones, Broker
 2400 Hwy 190 West | LIVINGSTON, TX 77351




MLS#2485709 - Experience country living just minutes from town in this charming three bedroom, two bath home on 1.79 acres (per CAD). The spacious living area flows seamlessly into the kitchen, complete with a breakfast bar and breakfast room. Fresh interior paint (9/2024), new carpet in two bedrooms (9/2024), and laminate flooring in the third bedroom. Fresh paint on the exterior trim (9/2024). HVAC is approximately 2 years old. The land is mostly cleared. Home has an attached carport and detached metal carport. Don't miss out on this opportunity to make this your own peaceful retreat! **\$224,900**



MLS#89155111 - Country living just minutes from town. Acreage property in the popular FM350 N location!! Spacious 4 bedroom 2.5 bath home with office situated on just over 9 acres of beautiful wooded property. Great floorplan with formal living and dining as well as large den. Two circle drives; one to the front and another leads to the rear of the home and attached carport. Separate metal shop with carport (perfect for that tractor!). Area around the home is partially cleared and the rest is beautifully wooded. Make your appointment to tour this property today!..... **\$499,000**



MLS#98845684 - Incredible views and amazing sunsets await you! Great back yard birding right from your deck! Nestled on two waterfront lots with lush shade trees, this split level home on Lake Livingston offers spacious living. Boasting three to four bedrooms, two full baths, and a versatile extra room, perfect for a game room or additional bedroom.

Upgrades include Low E windows, a recently replaced HVAC system (2022), PEX plumbing (exterior lines 2021), and a brand new roof (8/2024). Enjoy the convenience of a downstairs refrigerator, French drains, a partially finished attic that is climate controlled, RV pad with 20 AMP plug, greenhouse, and leaf guard gutter system. Year round flowering plants. Stay cozy with a wood-burning fireplace featuring an electric insert that can easily be removed. VRBO friendly neighborhood. Boat available for purchase. Make your appointment today and come take a look!..... **\$565,000**



MLS#44298987 - Welcome to 187 Kathy, a stunning new construction located in a waterfront community. This 3-bedroom, 2-bathroom home is a real gem, boasting a brick exterior with stone accents and a range of luxurious features. Inside, you'll find 9' ceilings with crown molding, custom cabinetry with soft close features, and quartz countertops throughout. The primary bedroom and living room feature beautiful trayed ceilings, while the primary bathroom offers dual sinks and an oversized shower with dual rain heads. Other highlights include ceramic tile flooring, LED lights, and pre-wiring for cable and alarm systems. Preventative termite treatment done. Seller offering StrucSure 1-2-10 Home Warranty. Outside, the property features a landscaped yard, rain gutters, and a garage with an epoxy painted floor. Don't miss the opportunity to make this exceptional home yours!..... **\$299,000**

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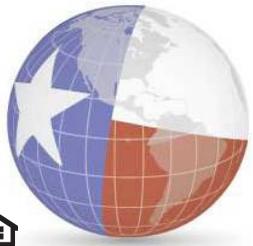
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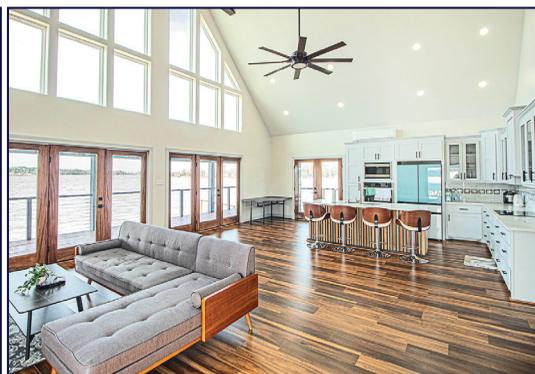
MLS#27672529 - CITY OF LIVINGSTON - Country Living with all the City Conveniences - Lovely 3800+ SF home is situated on 45.497 acres of pasture and wood lands. 3/3, family room, formal dining, breakfast room, study/den, plus a flex room that could be used as a fourth bedroom. The is a great pantry and separate utility room with space for freezer. Everything is spacious about this home from the foyer to the primary closet to the port cochere and oversized garage. In addition to the main dwelling there is a 1486 SF farmhouse built circa 1930. This home could be made into a guest cottage with a little love and care. This property offers pasture and woods and would be a great place for horses, cattle or other farm animals.....**\$1,099,000**

MLS#88018392 - Welcome to the country!! This 38 + acres has a great stand of marketable timber and a recognized tree farm. Along with a beautiful stand of Pine trees there is a small area with Pecan trees. Property has 1500 Sf metal building with living quarters built inside, a 1848 SF building for garage, workshop or storage and a wood barn. Great property! Call us for more details.



MLS#39636687 - CITY OF LIVINGSTON - Elegant 3 bedroom, 2 bath home offers a formal living area with high ceilings, crown molding, and fireplace with gas log. The open kitchen, dining and breakfast concept offer a great area for entertaining your guest. All kitchen appliances will convey. There is a extra room adjacent to kitchen that can be used as office/study or library. The primary en-suite offers double sinks, whirlpool soaking tub and separate shower, along with a spacious walk in closet. The home has a two car attached oversized garage. The home has a screened porch, open patio and open deck and a brick workshop build-ing. Situated on two lots, home is situated on one lot and additional lot is vacant. New interior paint and new vinyl plank in carpet areas. ..**\$389,000**

MLS#51843204 - This 4 BRM home offer 2 full plus 2 half baths along with formal dining, spacious family room and a great kitchen, along with oversized two car garage.nLocated on Hwy. 190 East of Livingston this property also offers a guest cottage that could be two bedrooms, 1-1/2 baths, kitchen/living area, utility plus workshop all on 1.55 acres. This property is a great buy with recent price reduction to**\$430,000**



MLS#32034808 - Waterfront - Cedar Point - This Newly constructed home (2022) is located on an open cove facing the Kickapoo bridge, with awesome views of Lake Livingston from all three levels! The main level offers open concept with living, dining and kitchen area, primary en-suite and powder room. Upstairs, there's two bedrooms and one bath and downstairs there is an oversized game room, private bedroom, full bath, and utility room. Great covered porches to entertain your guest! Call us for a viewing today!.....**\$929,000**

MLS#75990055 - Hwy 287 East of Corrigan- Check out this 9.51 acres with over 750 feet of frontage on US Highway 287. This tract would make a great future homesite and is wooded with some cleared trails for easy viewing. Priced to sell at**\$99,900**



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MLS#10827317 – This Waterfront Custom built home offers over 5300 SF of living areas and has spectacular views of Lake Livingston. The main level offers living room, den, primary bedroom, guest bedroom, and spacious kitchen and dining area. This level offers four fireplaces and 2 full baths and 2 – ½ baths. On the lake level you will find another living area with fireplace, open kitchen/dining and two bedrooms, with two full baths plus a ½ bath. Adjacent to living area is a spa room with a 10 seat hot tub. Situated on two lots this property offers open decks, double carport, great porches, workshop, storage and a boathouse with boat and jet ski lifts. Call us for more information.

MLS#61549464 - Shiloh Ridge - Newly listed 3/2/2 manufactured home on 3 lots. Home has recently been painted inside and offers stove, dishwasher, and refrigerator. The oversized two car garage offers ample space for vehicles, storage, and workshop area. Property has RV cover with electrical hook-up and a recently updated aerobic septic system. Great front porch with wheelchair ramp just adds to the appeal of this property. Very close access to Lake Livingston State Park and fishing below the dam. A great listing price of **\$175,000**
Call for a viewing!



MLS#5770941 - Bold Springs Area- Located just off FM 350 North a short distance this 3 BRM, 2 Bath Brick home is situated on 12.8 manicured acres. Property offers two ponds, water well and community water, shop with garage door, greenhouse, shed, dog pen and RV Hookup. Home has a spacious family room with stone fireplace, kitchen and dining room, oversized primary en suite with whirlpool tub, two vanities with sinks and large walk in closet. There has been recent foundation repair and home has a lifetime transferrable warranty. Exterior has recently been painted. This property won't stay on the market long at the price of **\$449,000**

MLS#4983777 - Corner of Matthews and Oakhurst - You will find this 2 Bedroom, 2 Bath manufactured home with add on garage, storage area and carport. Home has recently been leveled with new skirting installed and New outside CA unit. This home is located near Matthews Street Park and would make a great investment property to add to your rental portfolio. Priced to sell at **\$110,000**



MLS#46030808 - COLITA LOOP - LIVINGSTON - You will feel right at home at this 31 plus acre ranch that offers a beautiful 3/2.5 home. Front porch runs the width of the home & beckons you to enter through a spacious foyer into a living area designed to entertain your guest. Open living, dining & kitchen concept provides ample seating for every-one. Breakfast bar with seating for six & the kitchen offers antiqued cabinets, granite counters, custom made wood vent hood, island with vegetable sink, a six-burner propane cookstove, an abundance of cabinets plus a pantry. The living area has coffered ceilings, and fireplace with gas log. Back porch that spans the entire length of the home. Covered B-B-QUE pavilion..... **\$849,000**



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MLS#64513518 - 10 Beautiful wooded acres located in a new subdivision. 12 tracts to choose from. A great place to build your dream home and have lots of space to play and enjoy. Just a short drive to Livingston or Onalaska and not far from Lake Livingston. Water is available along the road. **\$301,150**



MLS#30591440 - 10 Beautiful wooded acres located in a new subdivision. 12 tracts to choose from. A great place to build your dream home and have lots of space to play and enjoy. Just a short drive to Livingston or Onalaska and not far from Lake Livingston. Water is available along the road. **\$293,500**



MLS#31051136 - 10 Beautiful wooded acres located in a new subdivision. 12 tracts to choose from. A great place to build your dream home and have lots of space to play and enjoy. Just a short drive to Livingston or Onalaska and not far from Lake Livingston. Water is available along the road. **\$550,000**



MLS#50342166 - Escape the chaos of city life and immerse yourself in the beauty of this stunning waterfront retreat in the Preserve of Texas. Imagine waking up to the serene views of Horseshoe Lake, stepping outside and casting a line into your private fishing lake that's only steps away. With the Trinity River only a few hundred yards from your doorstep, enjoy unparalleled access to one of the region's most wildlife rich environments. Community amenities; two pools—one for kids with splash pads and another exclusively for adults. Make this two bedroom, two bathroom haven more than a home; it's an adventure waiting to be lived. Experience the thrill of nature and the comfort of a close knit community, all in one extraordinary package. **\$485,000**



MLS#86867974 - Experience waterfront living on the west side of Lake Livingston offering a picturesque view of Pine Island! 4-5 bedroom, 4 bath home spans 3 stories with 100'+ of water frontage! You will be amazed by the wall of windows on every floor with endless open water views! The main/roadside level offers an open living room, cozy fireplace, dining room, & kitchen with a large island and breakfast area in addition to the primary bedroom & ensuite bathroom. The main level also includes the utility room plus another bedroom & bathroom. The stairs in the utility room lead to the basement complete with a living room, bedroom, & expansive room for entertaining. It also has a bar, kitchen, bathroom, & storage. The top level boasts a large open flex room, sun room, office, add'l bedrooms & bathroom. Other features include a 22 kw whole house generator, water filtration system, outdoor grill, propane, tank, french drains, add'l parking, and fishing pier. Don't miss out on this incredible property! **\$995,000**



MLS#4451747 - Escape to peaceful country living in this single-story brick home on 1.9 acres close to town. Enjoy the privacy of mature trees, a large lawn, and tranquil rural surroundings. This home boasts front and back covered porches, a split floorplan, 3 bedrooms with 2 en-suite bathrooms, high ceilings in the living room, and a spacious kitchen. The kitchen offers ample counter space, wood cabinets, a gas stove, and built-in table. A versatile room off the kitchen can provide many potential uses depending on your needs. It leads to the utility room and primary suite. With an attached garage and backyard storage shed, this property offers convenience and charm. Don't miss the opportunity to tour this must-see property conveniently located near Hwy 59/69. Schedule your visit today!..... **\$319,000**



MLS#98845684 - Incredible views and amazing sunsets await you! Great back yard birding right from your deck! Nestled on two waterfront lots with lush shade trees, this split level home on Lake Livingston offers spacious living. Boasting three to four bedrooms, two full baths, and a versatile extra room, perfect for a game room or additional bedroom. Upgrades include Low E windows, a recently replaced HVAC system (2022), PEX plumbing (exterior lines 2021), and a brand new roof (8/2024). Enjoy the convenience of a downstairs refrigerator, French drains, a partially finished attic that is climate controlled, RV pad with 20 AMP plug, greenhouse, and leaf guard gutter system. Year round flowering plants. Stay cozy with a wood-burning fireplace featuring an electric insert that can easily be removed. VRBO friendly neighborhood. Boat available for purchase. Make your appointment today and come take a look! **\$565,000**



MLS#2485709 - Experience country living just minutes from town in this charming three bedroom, two bath home on 1.79 acres (per CAD). The spacious living area flows seamlessly into the kitchen, complete with a breakfast bar and breakfast room. Fresh interior paint (9/2024), new carpet in two bedrooms (9/2024), and laminate flooring in the third bedroom. Fresh paint on the exterior trim (9/2024). HVAC is approximately 2 years old. The land is mostly cleared. Home has an attached carport and detached metal carport. Don't miss out on this opportunity to make this your own peaceful retreat!..... **\$224,900**



MLS#34937294 - Looking for an affordable, spacious tiny home in the country? This is it!!! Discover this charming one bed, one bath home nestled on almost half an acre of unrestricted land in a serene country setting. Perfect for a weekend retreat or year-round living, this cozy property comes fully furnished with a microwave, refrigerator, and stylish decor. Move-in ready! Just bring your personal items along with your fishing and hunting gear! Located just a short drive to the Trinity River and Lake Livingston, it's an ideal spot for hunting and fishing enthusiasts. With easy access to the city of Livingston for amenities and entertainment, as well as Naskila Casino, this home offers the best of both worlds. Don't miss out on this opportunity - schedule your showing today! **\$75,000**



MLS#78894029 - 14 acres located just off Hwy 190 W 8.5 miles from Livingston and just minutes from Lake Livingston. Property sits behind new truck stop on Hwy 190 with 2 access points to the Hwy. Call for more details **\$675,000**



MLS#89155111 - Country living just minutes from town. Acreage property in the popular FM350 N location!! Spacious 4 bedroom 2.5 bath home with office situated on just over 9 acres of beautiful wooded property. Great floorplan with formal living and dining as well as large den. Two circle drives; one to the front and another leads to the rear of the home and attached carport. Separate metal shop with carport (perfect for that tractor!). Area around the home is partially cleared and the rest is beautifully wooded. Make your appointment to tour this property today!..... **\$499,000**



MLS#15801278 - Approx. 531' of FM 350 frontage located just south and across from the Livingston High School. 34 Acres now within the city limits of Livingston. And minutes from Lake Livingston..... **\$1,500,000**



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Tricks to Finding the Right Home



(Family Features)

For those beginning the process of home buying, there are many factors to consider. Keep these ideas in mind as you conduct your search – whether it’s online or at a series of open houses.

Consider Future Needs

Because life is always evolving, it’s important to move into a home that has enough space for your family’s anticipated changes. While features and space are always prime considerations, don’t forget to, look into the area schools, day care options, parks and other kid-friendly amenities if you plan to grow your family in your next home.

Look for Flexible Spaces

Seek homes that offer rooms with multiple functions. For example, an office area may be suitable for a small child’s room, or a sunroom may be converted to a laundry area down the road. Unfinished basements are also blank canvases that can be customized to meet your family’s wants and needs.

Get to Know the Area

The purchase of a home goes well beyond the property line. Be sure to examine the neighborhood in which the house is situated. From the condition of the neighbors’ houses to highway access and the proximity of necessities like grocery stores and gas stations, be sure to take every factor into account to help ensure you’re selecting the right location.

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Waterview two-story home offers stunning water views that serve as the perfect backdrop for lake living and is

great for entertaining. This 3 Bed/2 bath offers a beautiful gated entrance fully fenced-in yard, granite countertops, washer/dryer, refrigerator, dining, recess lighting, and large oversized island kitchen w/upgrades. Wood-burning fireplaces on terraces include a large outdoor kitchen and an upstairs view that is breathtaking of the lake. All bedrooms are upstairs with amazing views and large walk-in closets. This country home is not just a place to stay; it’s a destination where lasting memories are made. Whether you’re seeking a peaceful retreat or an entertainment home for family and friends, this lakeview haven is great place to make lifetime memories. Coldspring Terrace community amenities include a boat launch, fishing pier, swimming pool, & fiber optic internet. About 60 miles north of downtown Houston & close to the Sam Houston National Forrest. MLS#92933204 **\$315,000**



Come enjoy this recently renovated 3bed/2bath home! This property offers a large covered front porch running the full width of the house - giving you plenty of space to enjoy the peace and quiet that this neighborhood guarantees. Inside you'll find fresh paint, recently installed floors, updated kitchen & appliances, and an additional covered porch on the back of the home. Notice that there are trees on the back and right side to offer additional privacy. Don't forget to check out the oversized garage (35x21)! You can fit multiple vehicles in here, or keep some added space for a workshop. The opportunities are endless. This home is conveniently located near schools, shopping, hospitals, restaurants, and Lake Livingston. Come check it out! MLS#92845407 **\$199,900**



Rare 2.5 acre gem in coveted Big Sandy school district. This property is located on FM 1276, just miles from the school! Lush forest and majestic oak trees adorn this stunning property. Seize this chance to create your dream estate. Schedule your viewing now. MLS#7666919 **\$65,000**



Nestled within a secluded gated waterfront community, this delightful 2/2 home encompasses three spacious lots, ideal for a weekend retreat or year-round residency. Super cute home and recently added large storage building 35'x25' enclosed with 12'x45' attached lean-to you can park your boat, 10'X25' front porch, new concrete driveway with RV hookup 50 amp & sewer, 12'X16' storage building and 10'X12' building with 12'X25' carport. Also new hot water heater, new laminate flooring throughout the house. Enjoy the club house, pool, park, and enjoy driving your golf cart in the community, enjoy the subdivision fall festivities. Launch your watercraft from the subdivision boat launch. There are many species of fish to catch. Enjoy the beautiful sunsets MLS#27712789 **\$310,000**



Looking for the perfect county get away in the secluded southeast Texas area? This 24 acre property offers numerous opportunities. From a newly income producing, highly managed Christmas Tree operation with entertainment facilities for the holiday seasons. Plus 20 acres of long term investment quality timber and walking trails with abundances of wildlife. The capital improvements include a 30x46 metal barn with concrete slab that could be easily converted into a barndominium. Plus a 28x24 work shop for equipment maintenance or hobbies. And a RV shed to protect your high price investments between trips This would make a great home or just a place to turn the kids out. Two or four legged. And it has a perch pond. Please review the pictures. MLS#27375570 **\$522,500**



Welcome to the great outdoors, this home is nestled on 11.72 acres of picturesque land, where tranquility meets country. Located in highly sought after area known for its excellent schools, this beautiful property offers the perfect blend of comfort, space and natural beauty. Three Tax IDs. MLS#90933511 **\$284,000**



Welcome Home! Looking for the perfect blend of comfort and space? This charming 3-bedroom, 2-bathroom home might be just what you're searching for! Nestled on a generous 1.4-acre lot and only minutes from Lake Livingston, this property offers room to grow and plenty of outdoor enjoyment. The covered carport is ideal for storing your boat, making it easy to take advantage of the nearby lake. You'll love the split floor plan, which provides privacy and convenience, along with the open-concept living area that's perfect for entertaining or simply enjoying time with family. The fully fenced front yard is perfect for kids and pets to play safely. Whether you're seeking a cozy weekend getaway or a permanent residence, this home has it all. Don't miss out—schedule your private showing today! MLS#87663549 **\$142,000**



WATERFRONT LOT! 2023 Steel Bulkhead by Mosley Construction! Ready to build a home or place manufacture home! Welcome to your slice of paradise on the shores of Lake Livingston! Whether you're an avid boater

or want to dive into the refreshing embrace of the lake for a leisurely swim. Picture yourself unwinding on your private deck, watching the sun dip below the horizon, casting its fiery glow across the water in a spectacle that never fails to inspire awe. Whether you're seeking a weekend retreat or year-round residence, this waterfront lot offers the perfect canvas upon which to build the lifestyle of your dreams. Don't miss your chance to make memories that will last a lifetime in this idyllic lakeside haven. The soil sample is included. The existing house plan will be provided once is under contract. MLS#20781721 **\$109,900**

Residential Refresh Personalized touches for your home

Family Features

Your home is an expression of you, your personality and your lifestyle. When it comes to personalizing your home's aesthetic, try leaning into your senses to inspire change within your space.

Inspiration can be found everywhere around you – from taking cues from Mother Nature to “shopping” your own house or, with a little help from Air Wick, finding and incorporating your home's signature scent.

Give yourself a residential refresh with these tips:

Rearrange Living Spaces

Breathing fresh air into a room doesn't always require a complete overhaul, or even any construction or DIY projects. Sometimes all you need is a little rearranging. Shifting furniture to better suit your needs or let more natural light in can significantly improve the space's aesthetic.

Additionally, the items you currently own are most reflective of your style; try “shopping” your own house by repurposing items from other areas or rooms to give them a fresh feel. When decor pieces are overused in one spot, they may feel brand new in a different space. These are practical and cost-effective tactics to create a new and inviting space for both you and any guests entering your home.

Introduce Plants and Greenery

When sourcing your design inspiration from nature, adding greenery is an inherent way to bring in the beauty and freshness of the great outdoors. To personalize your home with plants, visit a nursery or local flower shop and choose ones that are appealing to you based on their shape, color or size. Live plants offer multiple benefits, like naturally purifying the air, and studies have shown numerous therapeutic benefits of spending time with nature. Therefore, designing with natural elements, like house plants or flowers, can bring a sense of serenity into your home.

Find Your “Scentscape”

A home upgrade rooted in nature includes more than just what you can see and feel, it also includes engaging the sense of smell. One of the latest home decor trends, “scentscaping,” is growing in popularity as a way for individuals to enhance the ambiance of their homes through tailored scent.

“Scent is an often-overlooked aspect of design,” said Egypt Sherrod, HGTV

personality who is both an interior designer and real estate broker, and Air Wick partner. “People tour homes and experience spaces with all their senses. It adds a new layer to home personalization, as an authentic fragrance experience often heightens the aura of your space beyond its physical layout. Scentscaping is the perfect way to add a bespoke vibe for your home that reflects your personal style, in turn creating a welcoming atmosphere.”

With innovative devices designed to deliver carefully blended scents like Air Wick's Advanced Plug-In Scented Oil, you can enjoy long-lasting pulses of scents inspired by nature in the comfort of your home for up to 60 days on low setting. With anti-fading technology, an on-demand boost button and adjustable intensity settings, you'll notice the fragrances from the first drop to the last.

Update Colors

Introducing color to a room can transform its look, and the scale of change is up to you. You might repaint the entire space, simply paint an accent wall or even just spruce up a corner with a pop of color. Incorporating accessories or decorative elements with new colors can also create some variety, such as including pops of seasonal-inspired colors in artwork and textiles.

Switch Out Light Fixtures

A room's lighting is an important detail for personalizing the type of mood and ambiance you are trying to achieve. Swapping out light fixtures for dimmers, for example, can create a brand new atmosphere, allowing you to adjust the light to the time of day and for your intended experience. Consider updating old lighting fixtures with new ones to enhance the presence of natural light or changing the bulb wattage to further impact the mood.

Embrace the Scent of the Season

If you tend to make frequent edits to your home's design, you may also find the idea of experimenting with different fragrances appealing. A short-term scent can be ideal for seasonal swaps, like trading fresh spring blooms for sweet summer citrus, for example. Lasting for up to 45 days on low setting, Air Wick's Essential Mist Diffuser fills the room with a gentle, fragrant mist with natural essential oils so you can set it and forget it. Adjustable settings are included on the device, and the cordless and portable design allow it to blend seamlessly into any home decor.

Scentscaping to Give Your Home a Personalized Style

Achieving your perfect scentscape begins with nature-inspired fragrances, including classics like White Sage + Mahogany, Lavender + Waterlily and Eucalyptus + Wild Berry. If sweeter scents are your preference, consider enticing blends like Pink Watermelon + Mimosa, Lush Honeysuckle + Raspberry or Hawaiian Guava + Tropical Flowers.

To establish a one-of-a-kind scentscape for your home, start with these tips from Sherrod:

1. Identify your scent preferences, whether leaning toward citrus, spicy, fruity, floral or woody notes.
2. Consider the scent's intensity and the scent level you and your guests find pleasing.
3. If you plan on creating room-specific scents, or want to use different fragrances in each room, consider how these scents interact with one another to harmonize the scents with contrasts that add dimension.
4. Consider rotating your seasonal scents to freshen up your home and bring new energy to your space at different times of the year.
5. Maintain a scent balance so different scents do not overpower each other. Rather, create a soft and pleasing aroma that establishes inviting spaces throughout your home.





Throw a Party Like a Pro

(Family Features)

Whether you're celebrating a special occasion or simply catching up with loved ones, playing host can be as demanding as it is enjoyable. Before gathering your crew for your next event, make a plan to ensure you get to enjoy the day as fully as your guests.

Keep the Menu Simple

An ornate spread may be impressive, but your guests are just as likely to appreciate a less demanding menu with a few standout dishes. Offer a single main dish, a couple of tried-and-true sides, some finger foods for snacking and a seasonal dessert. Beverage staples like tea, lemonade and water are all you really need, but if that feels too basic, you can offer a flavor station with fresh fruit like berries and lemon wedges, flavored syrups and other sweeteners. If you'll be serving alcohol, don't try to cater to everyone's favorite. Select neutral white and red wines and one or two beer varieties. A signature cocktail you can premix and serve is another way to add a special touch.

Set a Thoughtful Theme

One area many hosts go overboard is theming their events. While setting a theme can be a fun idea, it doesn't have to be fussy or complicated, and your decorations don't have to be over the top. Subtle color, centerpieces and serving pieces are all places you can inject some thematic vibes without investing too much time or money. You can also let your theme influence any games or activities you plan, as well as other entertainment like background music.

Anticipate Guests' Needs

Thinking ahead about your guests' comfort can prevent scrambling once the party

is underway. Consider needs like seating, where you'll keep extra food for quick refills and essentials like more toilet paper in the guest bath. Also anticipate accidents like spills and have supplies ready to efficiently correct inevitable incidents. Remember to plan for extra trash bins and if guests will be congregating outdoors, provide extra sunscreen, bug spray and fans.

Organize Entertainment

Depending on the purpose of the party, your entertainment may be pretty clear, but if it's a casual gathering, you'll likely want to provide guests some ideas for passing the time. Board games and backyard games are almost always a hit. A playlist that fits your theme can add ambiance and provide background for conversation, but you can also inject some musical fun with karaoke. If you'll have kids in attendance, provide age-appropriate options for shorter attention spans, too.

Make Cleanup Easy

After the last guest leaves, you may be ready to call it a night, but taking care of a few quick chores can make cleanup easier in the morning. Load the dishwasher and set it to run overnight, leaving any tough dishes to soak in hot, soapy water. Check for any spills or stains that need immediate attention and get a jump start on the floors. For a convenient hands-off experience, try the Eufy S1 Pro Robot Vacuum and Mop, which achieves a 99.99% sterilization rate when mopping and, using automated sensors, elevates the mophead and converts to powerful suction for carpeted areas. After cleaning, the robot docks to automatically empty its dustbin, dispose of wastewater and clean its mopping pads, drying them with hot air to inhibit bacterial growth and odors.

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