

220 Teal Circle · Livingston, TX 77351

The Neighborhood

We're in Resort Country, a HOA community on Lake Livingston. One of the fun perks — every July 4th, the neighborhood puts on a parade and fireworks. It's a real community event and worth mentioning to buyers.

Property Highlights

- 73 feet of steel bulkhead along the lake
- Large canal lot
- Gazebo/pavilion with great views of Lake Livingston *wired for surround sound*
- Boathouse with a boat lift + double jet ski lifts
- Storage building on property

Updates & Improvements

Here's everything that's been done — a lot has been put into this place:

What was done	Year
House re-leveled with new block and beam	2019
Full home remodel	2020
New energy-efficient windows throughout	2020
New AC unit and ductwork — <i>on annual maintenance plan</i>	2020
New microwave and refrigerator	2020
New hot water heater	2020
Retaining walls added to rear of property — <i>erosion control</i>	2020
Full electrical panel replacement — <i>updated to current code</i>	2021
New support pillars below house	2021
Smart main water shut-off valve — <i>app-controlled — get alerts and shut off from anywhere</i>	2021
Boat dock electrical updated	2023
New oven	2024
New roof and decking	July 2024
Front porch room — new insulation and drywall	July 2024

What was done	Year
Outdoor shower with hot and cold water	2024
Outdoor pavilion — new lighting, heavy-duty fans, and electrical	2024
Mini split (app + WiFi controlled) — <i>can cool down the house before you even arrive</i>	2025
Nest Thermostat — <i>same idea — control it from anywhere</i>	2025
Septic tank and grease trap drained	July 2025

Interior Updates

Kitchen has been updated with laminate countertops, tile floors, open shelving, a large sink with garbage disposal, and new outlets. Lighting throughout the living area has been updated too.

A Few Things to Be Upfront About

We want to be transparent so there are no surprises:

- Google Smart Locks *the locks work, but they're no longer app-controlled and we can't change the door codes anymore — that's why they're not staying. They'll need to be replaced and they aren't cheap!*
- Outdoor surround sound speakers *the speakers don't work, but the pavilion is already wired for it. Easy swap for someone who wants to install Bluetooth speakers. They are installed on the back porch and pavilion.*

What Stays No Matter What

These items stay with the house:

- Dehumidifier (2025)-has a hose that goes out through the laundry room. Controlled by a smart app
- Air purifier (2020)
- Storage shed refrigerator and shelving
- Large umbrella on back patio *it can't survive another move*
- Curtains in bunk room
- Shower nook bench in primary bathroom
- Guest bathroom shower curtain
- Golf cart ramps in storage shed

What We're Taking With Us

At any offer price, we'll be keeping these:

- Living room TV
- Green bedroom dresser

- Primary bedroom lamps
- All wall art and personal artwork
- All bedding
- Outdoor sectional
- Navy chairs at the pavilion
- Front patio chairs
- Google Smart Locks *we'll swap these for standard locks before closing*
- Outdoor camera on the gazebo *we use it to check the water level on the lake — it doesn't record, we just log into the app when we want to check. Not staying with the house.*

Everything Else Negotiable

Anything not listed above is on the table. Just to be clear though — when we say 'everything is for sale,' we mean the physical furniture, not personal stuff like books, items stored inside furniture, bedding, etc.

Things we're open to including:

- Physical furniture throughout the home
- Kitchen items *we have a full extra set of pots and pans that could stay*
- The outdoor furniture-depending on the price
- The golf cart