

$684,999.00

## 323 MALLARD POINT, LIVINGSTON, TX 77351, USA

https://bunkerhillhomes.com

Beautiful lake front property with 4 big bedrooms, new roof (July 2023) , new deck (July 2023) , open concept , come enjoy the best sunset from your own boat dock!

## Rooms & Units Description

**Property title:** 323 Mallard Livingston Texas 77351

**Photo Count:** 26

**Room Count:** 4

**Original List Price:** 684999.00

## Property Details

**Parcel Number:** R0700-0050-00

**Style:** Ranch

**Price Sq Ft List:** 285.42

**Dwelling Type:** Free Standing

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Desciption:** Cul-De-Sac,Waterfront,Wooded

**List Type:** Exclusive Right to Sell/Lease

**Acres Desciption:** 1/2 Up to 1 Acre

**Stories:** 1

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Patio/Deck,Porch,Spa/Hot Tub

**Roof:** Composition

**Garage Carport:** Additional Parking

**Carport Description:** Attached Carport

**Heat System:** Central Electric

**Fireplace Description:** Freestanding

**Energy:** Ceiling Fans,Digital Program Thermostat

**Siding:** Brick,Vinyl,Wood

**Interior:** Drapes/Curtains/Window Cover

**Foundation:** Slab

**Garage Desc:** Tandem

**Carport Spaces Count:** 1

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Water Sewer:** Public Sewer,Septic Tank

**Water Amenity:** Boat House,Boat Lift,Boat Slip,Bulkhead,Lakefront, Boat House,Boat Lift,Boat Slip,Bulkhead,Lakefront

## Fees & Taxes

**Tax Rate:** 1.8745

**Tax Year:** 2022

**Fee Other Amount:** 50

**Tax Amount:** 7922

**Fee Other:** 1

## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-04-06T22:39:03.993

## Location Details

**Area:** 44

**County Or Parish:** Polk

**School District:** 103 - Livingston

**Directions:** From Livingston go west on US-190 4.1 miles to FM 2457, continue 4.4 miles and turn left on Scenic Loop Drive. Drive 2 miles and turn right on Ernest Cochran Rd turn left on Resort Drive and right on Mallard Point destination is on the left.

**School Elementary:** LISD OPEN ENROLL

**School Middle:** LIVINGSTON JUNIOR HIGH SCHOOL

**School High:** LIVINGSTON HIGH SCHOOL

**Subdivision:** Resort Country Sec 2

**Geo Market Area:** Lake Livingston Area

**State:** Texas

**Zip:** 77351

**City:** Livingston

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,USDA Loan,VA

**Range Type:** Electric Range

**Legal:** RESORT COUNTRY SECTION 2 LOT 18

**DOM:** 107

## Courtesy of

**List Office Name:** Orpha Ruth Palomares Realty

