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**Remodeled from the Ground Up  
156 Wild Oak  
3/3/1 with Shop  
\$109,000**

This classic off water remodel was completely stripped to the studs, new bathrooms created and interior walls reworked to create a spacious off water cottage with three bedrooms each with their own bathroom. The home is over 1500 sq feet and even has its own detached shop for tinkering.

Located directly on three lots, this home allows you the appreciation associated with being in Cedar Point, one of Lake Livingston's most desired addresses. This home is in a wooded section of the community with new homes sprouting up around it insuring the direction of your street. The home is a short ride by Golf Cart or even a relaxing walk from the waterside where you can enjoy the community, fishing pier and boat launch.

The home itself lives well with two bedrooms down and one up and is designed for living while offering low maintenance.

The exterior of the home is clad in long lasting Hardi in a smaller style unique to our homes which gives the look and feel of old wood siding with none of the associated maintenance. The windows offered in our homes are all Low-E double pane glass in vinyl frames to help reduce your utility bills. The plumbing and electrical systems were replaced, new cabinets and appliances are located in the Kitchen and each of the bathrooms are completely new.

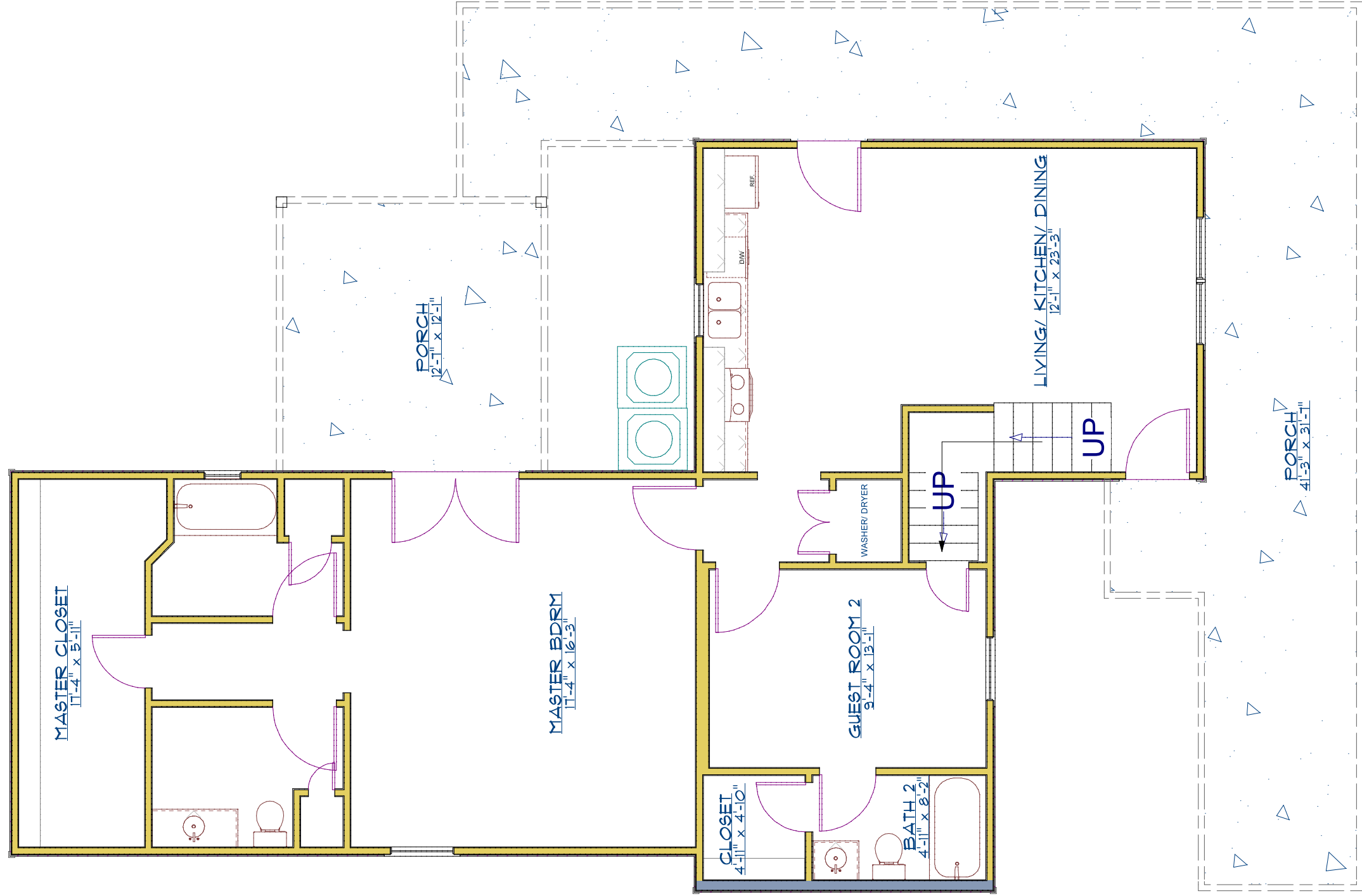
As you walk though the home you will constantly be reminded of the simpler times of yesteryear but with modern improvements including high efficiency water heaters, PEX water systems, reverse osmosis water maker, and rounded corners.

The master suite overlooks the back yard through large windows, and the master closet is larger than many bedrooms. The modern kitchen comes equipped with range, microwave and dishwasher. The laundry room is spacious and ready for your washer and dryer.

This highly desirable unit will be available March 30 of 2013 and is being offered for sale at 109,000 including the three lots. Please come join our community and enjoy the life style of Cedar Point a fully gated community manned 24/7, with central sewer and water, 2 fishing piers, 2 boat launches, a large clubhouse, an outdoor covered pavilion with room for 400 and a new Jr. Olympic swimming pool.

Please contact our office direct or your realtor and come see this new home.





LIVING AREA  
1235 sq. ft

156 WILD OAK  
CEDAR POINT  
LIVINGSTON, TX

DRAWN BY  
A. GARLAND  
DATE  
2/20/2013  
SCALE  
SEE VIEW  
FILE NAME  
214 V4

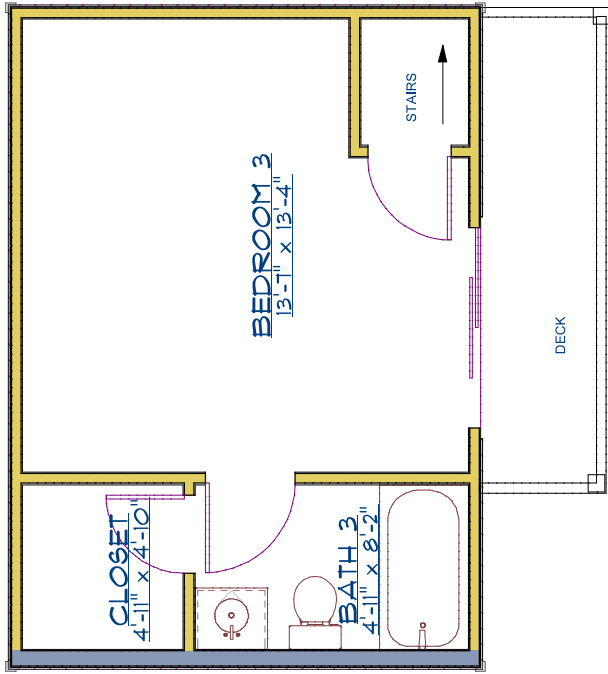
SHEET NUMBER

1



185 Cedar Point Dr  
Livingston, TX 77351  
936.646.6767  
www.vacationhomebuilders.com

GROUND LEVEL FLOOR PLAN



LIVING AREA  
12'-0" x 14'-5"

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CEDAR POINT  
LIVINGSTON, TX

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2

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SECOND FLOOR



























