

Features and Upgrades

235 Caravella Court | Livingston, Texas

Property & Land

- Approximately 18+ acres of unrestricted land with rolling pasture
- Fenced and cross-fenced grounds suitable for livestock or horses
- Private pond enhancing the landscape and wildlife presence
- Automatic gated driveway entry for privacy and security
- Gravel driveway with expanded access and parking areas
- Lush gardens and natural landscaping attracting butterflies and wildlife

Residences & Structures

- Main residence with soaring ceilings and stone gas-log fireplace
- Guest house featuring a private bedroom, living area, kitchen, and utility space
- Pool house with bathroom and outdoor shower
- Barn with office and workshop space including a half bathroom
- Sunroom addition offering additional natural light and living space
- Wraparound porch overlooking the surrounding acreage

Outdoor Living & Recreation

- Heated pool and spa with dramatic swim-under rock wall feature
- Expansive outdoor entertaining areas surrounding the pool
- Scenic views of the pasture, gardens, and surrounding countryside

Agricultural & Ranch Improvements

- Six automatic animal watering systems installed throughout the property
- Chicken house and coop structures
- Three greenhouses supporting gardening or hobby farming
- Additional covered storage structures for equipment or supplies

Infrastructure & Mechanical Improvements

- Whole-house generator providing backup power
- Full sprinkler system supporting landscaping and gardens
- Three septic systems and one private well servicing the property

Additional Property Enhancements

- Extensive fencing installed over multiple phases
- Driveway improvements enhancing property access
- Additional barn expansion for increased storage or ranch operations
- Dedicated sewing or craft room addition within the home