



FULLY CUSTOMIZED
FEATURES



2025
YEAR BUILT



1,925
SQ FT
LIVING AREA



3,451
SQ FT
UNDER ROOF



~4.5 UNRESTRICTED ACRES
PAVED FM 222 FRONTAGE



BORDERED BY
FOREST & PASTURE



MINUTES TO
LAKE LIVINGSTON



SAFE ROOM / VAULT

1841 FM 222, *Coldspring*

~ 4.5 UNRESTRICTED ACRES | CUSTOM 2025 BUILD



EXTERIOR FEATURES

- Modern Farmhouse Elevation
- Board & Batten Siding
- Covered Front & Back Porches
- Attached Covered Carport
- Paved FM 222 Road Frontage
- Surrounded by Forest & Pasture



INTERIOR FEATURES

- Open-Concept Layout
- Vaulted Ceilings
- Abundant Natural Light
- Luxury Vinyl Plank Flooring
- Ceiling Fans Throughout
- Split Floor Plan



KITCHEN

- Large Center Island
- Quartz Countertops
- Custom Cabinetry
- Butler's Pantry w/ Workspace + Plugs
- Pot Filler Over Range
- Statement Backsplash



PRIMARY SUITE

- Tray Ceiling Detail
- Spacious Walk-In Closet
- Dual Vanity
- Quartz Countertops
- Walk-In Shower + Soaking Tub
- Elevated Lighting



UTILITY & STORAGE

- Spacious Utility Room
- Built-In Cabinetry
- Folding Counter
- Storage Room on Carport
- Ample Storage Throughout Home



CONSTRUCTION & EFFICIENCY

- Built in 2025
- Energy-Efficient Windows
- Insulated for Comfort
- Durable, High-Grade Materials



ADDITIONAL HIGHLIGHTS

- Unrestricted Use (No HOA)
- Room for Shop / Pool / Guest House
- Ideal for Homestead or Investment
- Peaceful Country Setting
- Minutes to Lake Livingston

Where freedom meets foundation—build your legacy here.



FOREST ON
THE LEFT



PASTURE
BEHIND



900+ SQ FT
OUTDOOR
COVERED LIVING



ATTACHED
CARPORT



AMPLE STORAGE
THROUGHOUT
HOME



SAFE ROOM /
VAULT



PAVED FM 222
FRONTAGE



UNRESTRICTED
ACREAGE



COLDSRING, TEXAS

PEACE. PRIVACY. POSSIBILITY.



NO HOA. NO LIMITS.