191 Timber Bay Drive | Trinity, Texas

Space to Live. Room to Create. A Lifestyle to Enjoy.

A versatile East Texas property with guest quarters, exceptional garage space, and community boating amenities.

Welcome to 191 Timber Bay Drive, situated on approximately **0.90 acre** near the entrance of Timber Bay, a small, gated community offering private boating and recreational amenities.

This distinctive property brings together a 2-bedroom, 2-bath main residence with 2,186 square feet, two spacious upstairs flex areas, a detached 256-square-foot guesthouse, two substantial garages, a dedicated workshop, and inviting outdoor living spaces.

Whether your interests include boating, woodworking, gardening, entertaining, or simply having room for all the things you love, this property offers an impressive combination of space and possibilities.

The Main Residence | 2 Bedrooms • 2 Bathrooms • 2,186 Sq. Ft.

A welcoming living space with room to spread out

The 16' × 16' living room features a dramatic approximately 17-foot ceiling, a wood-burning fireplace with brick hearth, and convenient in-floor electrical outlets. The open connection to the kitchen and upstairs loft creates an airy, spacious atmosphere.

A kitchen designed for everyday convenience

The generously sized 19' × 12' kitchen offers an island with electrical outlets, a breakfast bar with additional electrical access and existing plumbing for a potential second sink, plus stainless-steel refrigerator, range, dishwasher, and over-the-range microwave.

Thoughtful storage features include:

- Pull-out cabinet shelving and drawers
- Pantry storage with pull-out shelves
- Additional hallway pantry cabinetry
- Corner cabinet with rotating carousel shelving
- Glass-front upper cabinetry above the breakfast bar
- Sink with pull-down faucet

From meal preparation to entertaining, this kitchen provides generous workspace and plenty of places to keep everything organized.

Comfortable downstairs bedrooms and bathrooms

The primary bedroom measures approximately 15' × 12' and includes a ceiling fan, supplemental mini-split A/C, and spacious closet with shelving. Its adjoining bathroom offers a double vanity and shower with built-in bench.

The second bedroom measures approximately 13' × 12' and includes a ceiling fan and roomy closet.

A second full bathroom features a bathtub with attached bench and linen storage. Additional hallway closet space provides even more everyday convenience.

Upstairs | Two Distinct Flex Spaces

One of the home's most interesting features is the expansive upstairs loft, which offers two separate areas that can adapt to changing needs and interests.

Larger loft area | Approximately 19' × 9'

This spacious area includes multiple closets, a ceiling fan, and access to attic storage. Imagine a game room, media lounge, hobby space, exercise area, or additional sleeping accommodations.

Smaller loft nook | Approximately 11' × 7'

With a ceiling fan, shelving, and access to additional attic storage, this cozy space is well suited for a home office, craft room, reading retreat, or creative workspace.

Together, these areas provide valuable flexibility beyond the home's two downstairs bedrooms.

Detached Guesthouse | 256 Sq. Ft.

A separate space for guests, hobbies, or a private retreat

The detached guesthouse offers a private entrance and a spacious approximately 14' × 10' main room, along with:

- Full bathroom with tub/shower combination
- Walk-in closet
- Ceiling fan
- Mini-split heating and cooling unit

This versatile space is ideal for accommodating overnight visitors, creating a quiet personal retreat, or enjoying a dedicated hobby space.

The guesthouse does not include a kitchen. Its 256 square feet are separate from the main residence's reported 2,186 square feet.

Two Garages | Exceptional Parking, Storage & Workshop Space

Room for vehicles, recreational equipment, tools, and projects

For anyone who appreciates generous garage space, this property truly stands apart.

Garage One | Approximately 29' × 23'

This spacious garage includes two overhead doors, a laundry area, ceiling fans, and room for additional storage or work surfaces.

Oversized RV Garage | Approximately 39' × 29'

The second garage offers an expansive footprint with tall overhead doors designed to accommodate larger vehicles and recreational equipment.

Features include:

- Two oversized overhead doors
- Dedicated workshop area within the garage
- Overhead and attic storage
- Additional shelving and storage areas
- Separate concrete driveway for convenient access

Dedicated Workshop | Approximately 13' × 11'

Located within the oversized garage, the workshop offers:

- Mini-split heating and cooling
- Workbench and shelving
- Deep utility sink with pull-down faucet
- Painted concrete flooring

Whether you're maintaining a boat, tackling projects, working on hobbies, or simply looking for room to organize your equipment, these spaces offer tremendous flexibility.

Workshop square footage is included within the approximately 39' × 29' RV garage dimensions.

Outdoor Living | Approximately 0.90 Acre

Enjoy the space and character of a generous corner property with mature trees, multiple concrete driveways, additional parking, and room for outdoor activities.

Outdoor features include:

- **New deck installed in 2025**
- Gazebo for shaded outdoor enjoyment
- Garden area
- Fenced area
- Mature trees and open lawn
- Multiple concrete driveways
- Additional parking
- Approximately 11' × 11' garden shed/well house

The deck and gazebo create inviting spaces for morning coffee, outdoor dining, weekend gatherings, or simply enjoying the East Texas surroundings.

A note about the existing well: The garden shed/well house contains an older water well installation. According to the seller, the well was dismantled approximately 10 years ago and is not currently operational. Its condition and potential for future restoration have not been evaluated. Buyers should independently verify any intended future use.

Improvements & Additional Features

The property includes several updates and features that add to its appeal:

- **2025:** New deck
- **2025:** New dryer
- **December 2024:** New roof on workshop/RV garage building
- **2022:** New roof on garden shed
- **2021:** New whole-home central A/C system
- **2018–2021:** Three supplemental mini-split units serving the primary bedroom, detached guesthouse, and workshop
- **Transferable home warranty:** existing home warranty that will transfer to the buyer at closing with a full year of coverage, subject to warranty provider terms

Timber Bay | Gated Community & Lake-Area Recreation

Located in the Lake Livingston area of Trinity, Texas, Timber Bay is a small, gated community offering recreational amenities and a relaxed East Texas setting.

Community features include:

- Private community boat launch
- Community fishing/recreational pier
- Swimming pool
- Pavilion
- Picnic area
- Low HOA fees
- No Municipal Utility District (MUD)

Enjoy convenient access to boating, fishing, swimming, and outdoor recreation without needing to own a waterfront property.

Discover the Possibilities at 191 Timber Bay Drive

What makes this property special isn't just its square footage. It's the combination of spaces and amenities that are difficult to find together.

A comfortable main residence. Two flexible upstairs areas. Separate guest accommodations. Two generous garages. An oversized workshop and RV parking area. Outdoor entertaining space. And access to a gated community with boating and recreational amenities.

There's room here for more than everyday living — there's room for the things that make life yours.

Schedule your private showing and discover everything 191 Timber Bay Drive has to offer.

Room measurements, square footage, acreage, features, community amenities, and warranty terms should be independently verified by buyers. Community amenities and use are subject to applicable association rules.