



# 17 COTTONWOOD ROAD

TRINITY, TEXAS

2,031 SQ FT | 3 BEDROOMS | 2.5 BATHROOMS | CORNER LOT



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The perfect combination of peaceful living and a sense of community! Enjoy unlimited access to the private 18-hole golf course and utilize all the amenities that this community has to offer. Tennis courts, the 19th Hole Bar & Grill, fitness center, swimming pool, and a marina and boat launch. This is the perfect place to settle in! The large corner lot boasts many mature trees. This home has 3 generously sized bedrooms, a primary bedroom with two walk-in closets, en-suite with double sinks and soaking tub, a large living area with vaulted ceilings and gas fireplace, and a breakfast nook that leads into the kitchen with a spacious island. The oversized 2 car garage features enough room for a work area and also has an attached golf cart garage space. Recent roof, newer HVAC, new range in kitchen, new interior paint, and GENERAC home generator.



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Directions: From Trinity, take 94 E to FM 356 and turn right. Follow approximately 2 miles and turn left onto Westwood Drive. After passing the gate, turn right and follow Westwood E. At the mailbox fork, stay left, and the house will be on the left.

