

***Welcome Home to
2120 Nogalas Lane, League City, Texas***

This home sits on a corner lot, which is the largest lot in the gated Veranda area of Marbella. The lot behind the home will never be built on, leaving a nice distance between homes. The other area behind the home is a wildlife area that most likely will never be built on.

IN-HOME UPGRADES and FEATURES

- * Artesian granite countertops throughout (including all bathrooms).*
- * Crushed granite sink in kitchen*
- * Upgraded cabinets*
- * Upgraded lighting fixtures over kitchen island.*
- * Engineered wood flooring **NO CARPET, entire home***
- * Upgraded tile flooring in kitchen and baths (it's thick)*
- * Rock on fireplace from floor to ceiling, with Stone Hearth (upgrade)*
- * Water softener system (located in garage) not in use.*
- * Upgraded insulation in attic*
- * New HVAC system (approximately 1 year old), and New filtered de-humidification system (located in attic).*
- * Surround sound speaker system*
- * BOSE outdoor speaker system*
- * Rainbird sprinkler system (zoned)*
- * RING doorbell camera*

** Security System*

** Upgraded front door*

** Upgraded wrought iron stair railing*

** Isolation valves for all plumbing (located in panel in laundry room).*

** Walk-in attic area with installed decking.*

POOL and SPA

** 35,000 gallon Pool with jetted Spa, tanning ledge and numerous seating areas.*

** Margarita Table with umbrella holder.*

** Remote controlled heat, pool and spa lighting with mode features, yard lighting, waterfall feature.*

** Heated pool / Heated spa with hybrid Ozone system...uses chlorine and ozone, making the water much like a salt system but without the corrosive nature of salt.*

NOTE: Pool has been professionally maintained by Preferred Pools since installation.