

2378 Sabal Park Lane, League City, Texas 77573

HOME WAS BUILT WITH HIGH END CUSTOM FEATURES:

- Custom Home built by Award Winning Custom Home Builder, but is in need of some TLC. Incredible opportunity for someone who is willing to make some repairs.
- Base on current CMA, the average waterfront home on Clear Lake is selling for \$240. Per sq. ft. and is on the market for approximately 5 months.
Based on this, 2378 Sabal Park Lane with repairs should be valued at approximately \$1,327,680
- 5 Bedroom, 5 full baths, 1 half bath; 3 car garage w/ insulated doors
- Extensive storage/walk in attic access
- Adjacent to, with access to private neighborhood park. Home designed by architect specifically for this lot to maximize views. Large exterior backyard w/1500 sq. ft. travertine deck with large 44 foot infinity edge pool/spa with marble coping and several fountain heads. Lot is approved for boat dock by Army Corps of Engineers.
- Pier and Beam Foundation with 74 bell bottom piers.
- Framed with both Wood and Steel; Steel beams cantilevered to hold free standing spiral staircase; Steel used above family room to support 2nd floor; open web trusses; minimum 10 foot plates downstairs; 3.2 wt lathe used in lieu of 2.5 for stucco support; no OSB used in framing; plywood only for sheathing and techshield, and 1 1/8" sturdy floor for second floor sub flooring in lieu of 3/4".
- Oak Study – floors- walls- ceilings
- Maple (Brookhaven by Woodmode) Kitchen Cabinets
- Professional appliances
- Job built birch cabinets throughout
- Two story living room paneled in painted birch
- 8 Foot Doors downstairs
- 2 Piece baseboards downstairs
- Extensive trim throughout including several layers of crown moulding and oversized handrail.
- Imported European Chandeliers in Entry/Dining/ Living Room
- Air Jet Master Bath tub
- Third floor theater wired for surround sound with 130" Stewart screen
- Butt Glass family room windows; Awning windows in breakfast room
- Gameroom overlooks lake, park and pool
- Lots of additional storage- Secret Room, Exercise Room, Oversized utility room, Walk in attic
- HOME HAS NEVER FLOODED. HOME IS NOT IN FLOOD ZONE. THERE ARE VERY FEW HOMES THAT ARE NOT IN THE FLOOD PLAIN OF NEW FEMA FLOOD MAP AND WE ARE ONE OF THEM.
<https://msc.fema.gov/portal/search?AddressQuery=2378SabalParkLane%2CLeagueCity%CTexas77573#searchresultsanchor>