



AMENITIES & FEATURES

4479 Gran Canary

League City, TX 77573

KITCHEN - (13'4 x 10)

Walls painted – 2021
Paneled upper and lower cabinets with brushed silver cabinet hardware
Stainless-steel gas stove, microwave and dishwasher – 2021
Large stainless-steel Farmhouse sink - 2021
Ceramic tile backsplash
Stone countertops with square edging
Heavy duty garbage disposal
Tile floor
Icemaker connection for refrigerator
Recessed can lighting on ceiling
Large chalk wall for reminders and words of encouragement
Large bay windows
View to street and living room

BREAKFAST ROOM - (11'8 x 7)

Walls painted – 2021
Tile floor
Large bay windows
View to front yard and living room

PRIMARY BEDROOM – (14'4 x 13)

Walls painted – 2020
Clean stain-free carpet - 2015
Spacious primary suite with large windows
Plenty of wall space for furniture
Large walk-in closet
Designer ceiling fan
View to backyard

PRIMARY BATHROOM – (9 x 8'2)

Deep garden tub and separate walk-in shower - 2021
Beautiful white stand-alone cabinet with 2 sinks and multiple drawers - 2021
Decorative wall mirrors and light - 2021
Wi-Fi ceiling fan/speaker for music, news, and entertainment - 2021
Hand-held master tub faucet - 2021
Moen® plumbing fixtures in brushed nickel - 2021
Painted cabinets with concealed hinges - 2021
Separate shower with ceramic tile walls and shower pan - 2021
Granite vanity top with counters and separate sinks - 2021
Decorative wall mirrors - 2021
Enclosed toilet area



PRIMARY CLOSET – (7'6 x 6)

Racks and shelves for clothes and shoes

LIVING ROOM – (20 x 19'7)

Wood-grain tile floor - 2009

Walls painted – 2015

Carpet replaced – 2016

Designer ceiling fan

Media wall large enough to hold your big-screen TV

View to back and side yard

Great floorplan for furniture and big-screen television

View to kitchen and backyard

SECONDARY BATHROOM – (7'8 x 4'4)

Wall paint, flooring, lighting, and decorative framed wall mirror – 2022

Painted cabinets with raised panel doors

Stone vanity countertop

Plumbing fixtures in brushed nickel

Tub and shower combination

BEDROOM #2 and 3 - (12 x 10) (10'6 x 10)

Walls painted - 2021

Decorator ceiling fan – 2021

Clean stain-free carpet - 2015

View to street and side yard

UTILITY ROOM – (6 x 3)

Located in center of home

Garment rack and shelf

Fits full-size washer and dryer

Electric/Gas connections

Tile floor

Located in center of home

GARAGE – (19'8 x 18'4)

2-car garage with 1 large door for easy access

½ HP Garage door opener with two remotes (2021)

Double-wide driveway



INTERIOR

9' ceilings throughout
2-panel smooth finish doors
8' solid wood entry door with added storm & safety protection
Full light rear door
Rocker light switches in every room
2" wood blinds throughout the home
Water heater – 2022

EXTERIOR

Front door stained – 2021
Hurricane-safety bar on inside of front door
30-year mildew resistant shingles – 2009
Brick on front and side elevations, James Hardie exterior siding on back elevation
Engineered post-tension foundation
Radiant barrier roof decking
Ridge ventilation with James Hardie™ perforated soffit
Lighted and decked attic storage
Gutters all the way around the house
Covered back patio area with child/animal protective metal fence and gate
Fully fenced back yard with an outside window for your furry pets
No back neighbors
Dog door from backdoor to backyard
Separate sitting area for outdoor chairs and chiminea
Beautiful landscaping front and back
Automatic garage door opener with remotes
Custom cast stone address plaque
Double pane low-gas windows
13-Seer Lennox Air Conditioner – 2009

- Security cameras on front and back of home do not convey with the sale of this property