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Keller Williams Memorial, 950 Corbindale Rd Suite 100, Houston, TX 77024

317 Shore Breeze Ln, League City, TX 77573

4 Bedrooms || 3.5 Baths || 3,121 sqft || 8400 land sqft

Top Reasons Why We Bought The Home

1. A great school district, from Elementary to High School. Private schools are close by.
2. Churches are close by, NASA Space Center and Kemah Board Walk
3. South Shore Resort nearby, hotel with event rooms, tennis, fitness center with pool areas, golf course
4. South Shore Marina right there, boat rental options, boat slip rentals
5. Close by: grocery stores, pharmacies, shopping, restaurants, medical facilities
6. House in a quiet neighborhood on the water, next to a park, family-friendly, great for jogging and biking
7. Backyard with a nice pool, tropical landscaping, BBQ area, dining, and sunbathing area, gorgeous sunsets
8. European style design, all maple hardwood floors, bedrooms with light carpet, functional open floor plan with bonus room upstairs (former art studio with skylights, AC)
9. Kitchen with modern appliances, granite countertops, spacious breakfast area, spacious laundry with storage
10. Extra fridge/freezer right off the kitchen. To stay organized, shoe storage boxes have been affixed to the wall.
11. Two-car garage with plenty of storage, work bench area
12. Open living room area with a view of pool and garden
13. Dining room with its own restroom
14. Spacious primary bedroom, with a view to pool and garden, great modern designed bathroom, big walk-in closet
15. All bedrooms are light with walk-in closets
16. A spacious light-filled room upstairs with an office/playroom and a view of the lake
17. Bonus room "Texas Basement" can be used as a flex room.

Improvements You May Not Notice

Programmable sprinkler system w/ rain sensors	2002
Pergola and dining area added in back yard	2006
Pool added to back yard	2012
Water excess purchased	2013
Concrete driveway renewed	2016
Environmental friendly tankless water heater added	2017
Storm panels purchased, storage in garage	2017
Exterior paint renewed	2018
Both AC units renewed	2020
Thermostats updated	2021
Main drain sewer line renewed	2021
Shutters remodeled	2021
Rain water barrel added to hand water all flower beds	2021
Bulkhead remodeled	2021

Utility Costs

- Electricity: High \$250.00 || Low \$170.00
- Water/Sewer: High \$100.00 || Low \$65.00
- Gas: High \$75.00 || Low \$45.00

**Information such as measurements, square footage, material descriptions of the home may not be accurate and should be verified by the buyer prior to purchase of the property. All improvements and utility costs were provided by the seller.*