

# 2307 TROCADERO LN, LEAGUE CITY, TX 77573

## FEATURES & AMENITIES

### Entryway

- Lush, colorful vegetation
- Beautiful stained wood door with opaque window inserts & decorator door handle
- Engineered wood flooring
- Crown Molding
- Wall/Art Niche
- Soft gray and white tones

### Living Room **19 x 13**

- Engineered wood flooring
- 5.1 Home Theatre Speakers
- Crown Molding
- Beautiful electric fireplace and hearth
- Bookshelves that match fireplace mantle
- Outlet above fireplace to hide the TV cord
- Beautiful view of covered porch and backyard
- Drapes and blinds on all windows

### Kitchen **13 x 12'9**

- Engineered wood flooring
- Crown molding
- White/Gray granite countertops
- Beautiful gray cabinets and drawer pulls
- Baking pan storage, deep drawers and cabinet space
- Large kitchen island with double sink and breakfast bar
- White ceramic backsplash
- Reverse osmosis water filter system at sink
- Stainless steel appliances
- Built-in stainless microwave and dishwasher
- Stainless gas stove with grill
- Nice walk-in pantry

### Dining Room **11'6 x 10'4**

- Engineered wood flooring
- Crown Molding
- Drapes and blinds on all windows
- Beautiful view of covered porch and backyard

**Primary Bedroom**      **19'4 x 14'**

Engineered wood flooring  
Upgraded light and ceiling fan  
Drapes and blinds on all windows  
Beautiful view of backyard

**Primary Closet**      **12'5 x 10'6**

Custom hanging rods, wide shelves, and lots of storage space  
Large built-in vanity/make-up table with large touch-sensor wall mirror  
Upgraded lights  
Ceramic flooring  
Decorator storage boxes

**Primary Bathroom**      **13 x 12**

Private toilet room with doors  
Linen cabinet above toilet  
Whirlpool Corner Spa Tub  
Dual vanities and sinks  
Upgraded Vanity Lights  
Chandelier lighting  
Framed mirrors  
Walk-in shower with floor to ceiling wall tile  
Ceramic tile flooring

**Bedroom 2 - Front**      **13'6 x 12**

Engineered wood flooring  
Ceiling fan & light  
Extended bump-out window for additional space  
View of front yard

**Bedroom 3 - Back**      **12'3 x 11'2**

Engineered wood flooring  
Ceiling fan & light  
View of side yard

**Bathroom**      **7'8 x 6**

Upgraded light and mirror  
Linen cabinet above toilet  
Ceramic tile flooring  
Beautiful soft colors

**Utility Room**            **11 x 6'4**

Upgraded lighting  
Cabinets, shelf & plenty of storage to hide all your stuff  
Cabinet and countertop for folding clothes  
Ceramic flooring  
Beautiful headboard mounted on wall with hooks for hanging more clothes  
Located next to the primary bedroom closet for ultra convenience

**Back Covered Porch**

Porch is extended 128 SF for more space!  
Louvered wall for privacy and weather protection  
Roll-out awning for additional shade  
Decorator ceiling fan

**Garage**                    **23'7 x 18'8 plus 17' x 4'9 extension**

Extra long and extra wide to fit a large vehicle  
Garage door opener with key pad  
120 mph garage door  
Extended area with wood-paneled walls and lockable door for additional storage  
Extended area without walls for additional storage and/or work area  
Special storage area for the home's hurricane panels  
Wall cabinets

**Attic**

Central A/C and Heat - 2018  
Home dehumidifier with fresh air intake - 2018  
Tankless gas water heater - 2018  
HVAC - 2018  
Spray foam insulation in roof - 2018

**Interior**

High ceilings throughout  
2" Faux Wood Blinds on all windows  
8' paneled doors throughout  
Alarm system attached to windows and doors  
Digital programmable thermostat

**Exterior**

All brick siding  
Gutters on all four sides of house  
Sprinkler System Front & Back  
Insulated doors  
Insulated Low-E, Double Pane Windows

## NEGOTIABLE WITH FULL PRICE OFFER!

Refrigerator  
Washer  
Electric Dryer  
Freezer (Garage)  
Television above Fireplace  
Harmon Surround Receiver  
Desk, Chair, Credenza  
Patio door and chairs



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