

4603 Miramar Drive



This Mar Bella beauty sits on a premium lakefront lot and is adorned with art niches, tray ceilings, columns, stone accents, archways, and fantastic customizations and upgrades. The elegant 1.5 story, 4-5 bed, 3.5 bath home with 3 car garage boasts a gourmet kitchen w/ island, open concept living room, no carpet with the exception of the 5th bedroom/movie room, an outdoor patio and balcony with fantastic view of sunsets and fireworks from multiple cities, including the Kemah Boardwalk.

Recent Updates and Upgrades:

Garage Overhang Storage	2022
Added generator plug & breaker lock to electrical access panel	2022
Barn door at upstairs entrance to game room/office	2022
Upgraded sprinkler system control panel (Smart System)	2022
Tankless hot water heaters	2021
Spray foam attic insulation	2021
New HVAC system	2021
Smart Home Chamberlin MyQ garage door openers (remote access)	2021
External paint (house and garage doors)	2021
Underground dog fence w/ collars	2020
Commercial grade exhaust fan in master bath	2020
Smart exhaust fan with blue tooth stereo & multi-color lighting	2020
Under cabinet dimmable lighting in kitchen	2020
Hurricane shutters	2019
Wired security camera system & cameras	2019
Enhanced power outlets (with USB charging) in kitchen and upstairs office	2018
Samsung gas cooktop (WiFi enabled)	2017
Living room, game room, laundry & secondary bedroom built-ins	2017
Movie room - premium padding and carpet	2017
Outdoor lighting and ceiling fans (both back patios)	2017
Surround sound wiring and canned lighting in movie room/5 th bedroom	2017
Attic flooring for storage	2017
Cabinetry hardware added (entire home)	2017

Other Notable Upgrades and Customizations:

Shutters on front facing rooms
Custom fireplace
Stone (steps, & backsplash)
Upstairs bonus room with powder bath and balcony
Bamboo wood flooring (upstairs game room, and all bedrooms except 5th/movie room)
Granite and Quartz countertops (all beveled)
Bathroom mirrors to ceiling

Schools: Welcome to CCISD Education Village (home of the Knights) including Sandra Mossman Elementary, Bayside Middle, and Clear Falls High School. The walk/bike option to Education Village is easy and less than a mile.

Walk/bike directions to Ed Village: Cross over to the pool/park area and take a left to walk around to the end of the lake. Take a right and walk/bike on the side walk until you get to Costa Brava Park. Turn left, crossing the street and walk/ride down Costa Brava Park. At the end of the road, you'll see the walking side walk and path that goes across and into the area with bike parking between Bayside Intermediate and the side of Clear Falls High School.



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