



4719 Hermosa Arroyo, League City, TX 77573

FEATURES & AMENITIES

ENTRYWAY (7' X 7'6)

Bricked, recessed porch provides protection against the weather
A Texas Star double-door made of stained wood and heavy glass
Tall ceilings, bright white walls and gorgeous wood flooring
Decorative ceiling light
Archway to hall gallery
Storage closet
Wood flooring

KITCHEN (18'8 X 7'10)

Large island (9' x 4') with upper and lower cabinets, cabinet storage racks, and baking pan storage
Deep stainless double sink with Dupure water filter system
Display cabinet with glass front and lighting inside
Breakfast and coffee bar
Under-cabinet lighting
Stone countertops with beautiful glass/stone backsplash
Stainless GE appliances
Wood flooring
Large walk-in pantry

WINE ROOM (5 X 3'4)

Custom glass & wood door
Built-in upper cabinets and tile backsplash
Wine cooler and six wine bottle racks with one adjustable rack
Remote-controlled under-cabinet lighting
Wood flooring

DINING ROOM (16'3 X 11'3)

2" blinds on all windows
Crown & chair molding
Wood flooring
Beautiful view of backyard and covered porch
Located directly across from the kitchen



LIVING ROOM (26' X 15')

Bose ceiling speakers
Three art niches with lighting
A large wall perfect for your biggest TV and/or entertainment center
Large glass sliding door access to the covered porch
Window blinds and draperies
Archway entrances
Crown molding
Remote controlled gas fireplace
Wood flooring

PRIMARY BEDROOM (17'6 x 14') with ATTACHED FLEX ROOM (13'10 x 12'4)

Remote-controlled double-sided gas fireplace adds a touch of elegance
Bright white walls with one accent wall in warm blue
A recessed ceiling with drop crown molding and an electrical outlet for dramatic lighting
The bedroom opens to a flex room and beautiful views of the backyard
Remote-controlled ceiling fans
Wall plugs for hanging TVs without cord exposure
Carpet flooring

ALCOVE TO PRIMARY BEDROOM (7 X 7'6)

Provides a private entry to the bedroom
Built-in pet door provides easy access to the backyard
Wood flooring

PRIMARY CLOSET (15'8 x 6'9)

Huge closet with custom cabinetry for storing hanging garments, shoes and personal items
Location for the AV control center and centralized security system
Carpet flooring

PRIMARY BATHROOM (15'7 x 10'3)

Double door entry
2 vanity cabinets with 2 sinks, marble countertops, vanity seating, decorative lighting and mirrors
Large garden tub and separate tiled walk-in shower with bench seat & dual shower heads
Private toilet room with door
Large linen closet
Opaque windows with 2" blinds & tile floor
Tile flooring



FRONT BEDROOM 2 (14'8 x 10')

2" window blinds and curtains

Walk-in closet with access to the main water cut-off for the house

Cable wall outlet for invisible TV cords

Ceiling fan and carpet flooring

BATHROOM (11'4 X 5'2)

Located between the 2nd and 3rd bathroom

Wide entry doors for handicap accessibility

Decorative light and large mirror

Tiled shower with lifted spa floor and dual shower heads – helps with mobility issues

Linen closet

Plumbing in place for 2nd sink under the vanity

Remote-controlled ceiling fan

Tile flooring

HALF BATH (7' x 3'6)

Pedestal sink

Tile flooring

Convenient to garage, kitchen and living areas

UTILITY ROOM (8'8 X 7)

Custom cabinetry, shelving & wall tile above washer & dryer

Room for a stand-alone refrigerator/freezer

Gas and electric hookups for dryer

Storage shelf and closet rod

Access panel to PEX water manifold system

Tile flooring

COVERED PORCH (22' X 13')

All brick porch

Large seating area

Natural gas outlet for outdoor cooking

Gas log fireplace, ceiling fan, and three electrical outlets

GARAGE (19' X 20')

Oversized 2-car garage with shelving, peg board, lower cabinets and work station

Sturdy metal wall shelving above garage door for additional storage

Single garage door for easy access

Ladder access to attic



FRONT YARD

Sprinkler system
Mowed by HOA 1x a week; mulched 2x a year
Extended driveway approved by HOA

BACK YARD

Large pool-sized backyard
Corner lot with no neighbors on 1 side
Sprinkler and French drain system
Fence party table that folds down when visiting with the neighbors
Large vinyl shed (does not appear to be HOA approved) on a gravel base

ATTIC

Access from the garage
Radiant attic barrier under the roof
Spray foam insulation, A/C, ductwork, and an extra-large dehumidifier - installed 2019
Floored and well-lit

EXTERIOR

All brick siding
Gutters
HOA fees include front yard maintenance

INTERIOR

Tall ceilings
Security system installed on windows and doors
Central audio-visual cable hook-ups
Double-hung lower sash windows that tilt inward for easy cleaning
Security sensors on all windows
Glass break sensors above bathtub and sliding glass doors
Keypads with panic buttons in master bedroom & hall next to interior garage door
Smoke & carbon monoxide detectors hard-wired into system
Pre-wired for security cameras at front porch and eaves and back patio and eaves
Security system and central heat & air system can be remotely controlled through app
2" faux wood blinds throughout the home