



**2303 AZAHAR CT, LEAGUE CITY, TX 77573**

**MLS #82809240   3,668 SF   9,686 LOT   2009  
4 Bedrooms   3 1/2 Baths   3-car Tandem Garage**

**ENTRYWAY - DOWNSTAIRS (22 x 5'8)**

Beautiful wood door with heavy glass, decorative black iron grill  
Formal entry with 19' ceiling, art niches, and large chandelier  
Oversized baseboards  
Carpeted stairway with wood handrails and black metal scrolled balusters

**KITCHEN - DOWNSTAIRS (14'10 x 9'10)**

Granite countertops with beveled edges, neutral tile backsplash  
Breakfast bar with stainless-steel farm sink, hands free faucet and water purification faucet  
Upper and lower wood-grained cabinets with undercounter lighting  
Pots & pan drawers, baking sheet drawer, 5-quart double pull-out waste container system  
GE Monogram Series 6-burner stainless-steel gas cooktop  
Upgraded stainless-steel vent hood  
Breakfast bar with seating for four (4)  
Stainless-steel dishwasher, built-in oven and microwave  
9' ceiling with recessed lighting  
Large walk-in pantry  
Oversized crown molding and baseboards  
Neutral color tile flooring  
Samsung 28 cu ft Family Hub stainless-steel refrigerator

**LIVING ROOM - DOWNSTAIRS (20'6 x 16'3)**

Cast stone mantle with gas-log fireplace & remote  
Two tall windows with 2" white blinds and drapes  
11' ceiling with lighted ceiling fan and remote control  
Engineered hardwood flooring  
Oversized crown molding and baseboards

**BREAKFAST ROOM - DOWNSTAIRS (11'9 x 9'8)**

9' ceiling with chandelier lighting  
Tall window with 2" white blinds and drapes  
Oversized crown molding and baseboards  
Neutral tile flooring  
8' glass door accessing backyard

**DINING ROOM - DOWNSTAIRS (13 x 11)**

Tall window with 2" white blinds  
9' ceiling with chandelier lighting  
Oversized crown molding and baseboards  
Engineered hardwood flooring

**STUDY/HOME OFFICE – DOWNSTAIRS (13 x 10'4)**

Tall window with 2" white blinds  
9' ceiling with lighted ceiling fan  
Oversized crown molding & baseboards  
Engineered hardwood flooring

**HALF BATHROOM 2 - DOWNSTAIRS (5 x 4'9)**

Toilet and pedestal sink  
Neutral tile flooring

**HALL CLOSET**

Clothes rack  
L-shaped interior for additional storage under stairs  
Carpet flooring

**UTILITY/LAUNDRY ROOM – DOWNSTAIRS (10'9 x 6)**

Space for washer, dryer, and an extra freezer or two  
Washer and dryer included

**PRIMARY BEDROOM 1 - DOWNSTAIRS (22 x 14)**

Sitting area with tall bay windows, 2" white blinds and drapes  
9' ceiling with recessed ceiling and lighted ceiling fan  
Wall-mount TV bracket  
Oversized crown molding and baseboards  
Engineered hardwood flooring  
Connects to private bathroom

**PRIMARY BATHROOM 1 – DOWNSTAIRS (15'7 x 7)**

Two separate sink and counter areas  
Wood-grained cabinetry, makeup table, and stone countertops  
Spa tub and separate glass shower  
Private toilet room with upper cabinetry  
Linen closet  
9' ceiling with recessed ceiling lights  
Large window directly above tub for muted sunlight  
Neutral tile flooring

**PRIMARY WALK-IN CLOSET – DOWNSTAIRS (11 x 8'3)**

Large area with upper and lower clothes rods  
Carpet flooring

**BEDROOM 2 – UPSTAIRS (13'11 x 11)**

9' ceiling with lighted ceiling fan  
Carpet flooring  
Oversized baseboards  
Tall window with 2" white blinds and drapes  
Walk-in closet

**BEDROOM 3 – UPSTAIRS (15’7 x 12)**

9’ ceiling with lighted ceiling fan

Carpet flooring

Oversized baseboards

Tall window with 2” white blinds

Walk-in closet

Jack & Jill bath with separate bathroom counter/sink and shared toilet/tub

Access to attic

**BEDROOM 4 – UPSTAIRS (12 x 11’8)**

9’ ceiling with ceiling light

Carpet flooring

Oversized baseboards

Tall window with 2” white blinds

Walk-in closet

Jack & Jill bath with separate bathroom counter/sink and shared toilet/tub

**FULL BATH – UPSTAIRS (7’8 x 5)**

Tub/shower combo, toilet, wood-grain cabinets, sink, stone countertop

Neutral tile flooring

**BONUS/MEDIA ROOM – UPSTAIRS (20’4 x 11’7)**

Wired for surround sound

9’ ceiling with lighted ceiling fan

Double-door entry

Carpet flooring

**GAME ROOM - UPSTAIRS (20 x 16)**

Two large windows with 2” white blinds

9’ ceiling with lighted ceiling fan

Oversized baseboards

Carpet flooring

**WORKSTATION – UPSTAIRS (6’10 x 6’10)**

Large built-in desk with upper and lower cabinets, granite countertop

Beautiful woodgrain upper and lower cabinetry with granite countertop

9’ ceiling with recessed lighting

Carpet flooring

Oversized baseboards

Access to attic

**INTERIOR**

Built-in alarm system

Whole home dehumidifier

Whole home surge protector

Terminex insulation in attic to remove unwanted pests

Digital thermostat

8’ doors downstairs

3-car tandem with heavy wood shelving for extra storage space

## **EXTERIOR**

Taylor Morrison, Barrington D Model

Covered porch with sitting area at front of home

Beautiful brick and fiber cement lap siding with shutters and columns

Neatly manicured front yard with 4 oak trees and large flowerbeds

Covered front porch and sitting area

Covered back patio with ceiling fan, outdoor kitchen, palapa, pool, spa, and gas fire pit

Wired landscape lighting in back yard with sprinkler system

Newer wood side fences (maintained by seller); back brick wall maintained by HOA

Hurricane shutters and wall pegs for easy install

Gutters around the house

Ring doorbell

## **BACKYARD EXTRAVAGANZA!**

Heated pool & spa with pebbletec finish, iridescent tiles, flagstone coping (paid approx. \$80,000) – 2015

Pentair ScreenLogic Wireless Control System for pumps and pool – 2023

Palapa sitting area with dried palm leaf thatch roof (2023), natural poles, electricity, ceiling fan, cooling misters and furniture – 2015 (paid approx. \$6800)

Painted concrete deck – 2023

Gas fire pit with sitting area (included in cost of pool) – 2015

Outdoor kitchen with stainless steel sink, drawers, and cabinets, wood countertop, natural poles, palm leaf thatch roof (2023), smoker, gas grill, refrigerator, TV wall mount, and bar stools – 2016 (paid approx. \$15,000)

Brick back wall fence maintained by HOA, side fences by homeowner

## **ENERGY FEATURES**

Ceiling fans, digital program thermostat, Energy Star appliances, insulated doors and windows

(2) Lennox A/C units (zoned) - 2008

Gas heater (zoned) – 2008

Water heater - 2008

Roof – 2008

## **INCLUDED WITH HOME PURCHASE**

1. Samsung 28 cu ft Family Hub™ Refrigerator, Stainless Steel  
Model: RF28N9780SR
2. Samsung Activewash™ Steam SmartCare VRTplus Top-Loading Washer, White  
Model: WA52M7750AW/A4, S/N: 0EPT5DDJ702402W
3. Samsung Electric Front-Loading Dryer with Steam, White  
Model: DV419AEW/XAA, S/N: W0BM54BSC00593F
4. Palapa furniture including 2 chairs, 1 bench and 1 table
5. (4) Outdoor kitchen cane barstools

## **UTILITY COSTS**

Water/Sewer/Trash \$ 50 - \$180 Month

Gas \$ 30 - \$ 70 Month

Electricity \$230 - \$780 Month (typically \$500)

Expired contract caused increase in electric bill