



## 2209 TROCADERO LEAGUE CITY, TX 77573

MLS # 20363809   3,328 SF   7,800 LOT   2016  
4 Bedrooms   3-1/2 Baths   3-car Garage

### **ENTRYWAY - DOWNSTAIRS (19'3 x 6'4)**

Wrought iron wood door with heavy glass with transom windows above and side of door  
Formal entry with 19'6 ceiling and 2 large chandeliers  
Wall niches  
Oversized baseboards and crown molding (2019)  
Wood flooring (2019)  
Custom staircase with wood steps and black metal scrolled balusters (2019)

### **KITCHEN - DOWNSTAIRS (17 x 14)**

9' breakfast bar with stainless steel farm sink, spray & stream faucet, water purification faucet  
Off-white upper and lower custom cabinets with glass doors & decorative trim  
Granite countertops and neutral tile backsplash  
Pots & pans drawers, baking sheet drawers, 5-quart double pull-out waste container system  
Coffee bar, pull-out sink drawers  
Large center island with electrical outlets and cabinet storage  
4-burner gas cooktop with stainless steel vented hood  
Stainless steel dishwasher (2021), refrigerator (2021, microwave, and oven  
Tons of cabinet/storage space  
9' ceiling with recessed lighting  
Oversized baseboards and crown molding  
Wood flooring (2019)

### **LIVING ROOM - DOWNSTAIRS (18'7 X 18'3)**

Gas log fireplace & remote encased in floor to ceiling stone veneer  
3 large windows with 2" white blinds and upper transome windows  
19' ceiling with lighted ceiling fan and remote control (2019)  
In-wall surround sound (2019)  
Oversized crown molding and baseboards  
Wood flooring (2019)

### **HOME OFFICE - DOWNSTAIRS (10'6 x 13'9)**

Tall window with 2" white blinds  
11' ceiling with light  
Oversized crown molding/baseboards (2019)  
Wood flooring (2019)

### **DINING ROOM - DOWNSTAIRS (14 x 10'6)**

2 windows with 2" white blinds  
10' tray ceiling with chandelier lighting  
Oversized crown molding/baseboards (2019)  
Wood flooring (2019)

### **BREAKFAST ROOM - DOWNSTAIRS (11 x 10)**

9' ceiling with recessed light  
Tall window with 2" white blinds  
Oversized crown molding and baseboards

Wood flooring (2019)  
Access to the backyard

**PRIMARY BEDROOM 1 - DOWNSTAIRS (14'7 x 6)**

Alcove entrance with art niche  
Three large bay windows with 2" blinds  
10' recessed ceiling with lighted ceiling fan (2019)  
Oversized crown molding/baseboards (2019)  
Wood flooring (2019)  
Connects to private bathroom and large walk-in closet (14'5 x 5'11)

**PRIMARY BATHROOM 1 - DOWNSTAIRS (15'4 x 10'7)**

White cabinetry with two (2) sinks, make-up vanity, large mirrors, and granite countertops  
Soaking tub with separate glass shower  
Private toilet room with upper cabinetry  
Recessed wall for towel rack  
Linen closet  
Large window directly above tub with 2" blinds  
Oversized tile flooring

**BEDROOM 2 - UPSTAIRS (13'8 x 11)**

Tall window with 2" white blinds  
9' ceiling with lighted fan (2019)  
Oversized crown molding and baseboards (2019)  
Carpet flooring  
Walk-in closet  
Attached to Jack & Jill bath

**JACK AND JILL BATH (16'9 X 5)**

Two rooms with separate cabinets, sinks and linen closets  
Center connecting room has toilet and tub/shower combination  
Oversized tile flooring

**BEDROOM 3 - UPSTAIRS (14 x 11'3)**

Tall window with 2" white blinds  
9' gambrel ceiling with lighted fan (2019)  
Oversized crown molding and baseboards (2019)  
Double drywall walls used as a sound barrier  
Carpet flooring  
Access to attic  
Attached to Jack & Jill bathroom

**BEDROOM 4 - UPSTAIRS (13'3 x 10)**

Tall window with 2" blinds  
9' ceiling with ceiling light (2019)  
Oversized crown molding and baseboards (2019)  
Carpet flooring  
Walk-in closet  
Attached to private bath

**FULL (PRIVATE) BATH - UPSTAIRS (8'7 x 5'10)**

Tub/shower combo, toilet, wood-grained cabinets, large sink, stone countertop  
Cabinet over toilet  
Oversized tile flooring

### **MEDIA ROOM - UPSTAIRS (10 X 9'9)**

Double door entry  
10' gambrel ceiling with recessed lighting  
Double-thick drywall on all walls  
Oversized crown molding (2019)  
In-wall surround sound (2017)  
Carpet flooring (2019)

### **GAME ROOM - UPSTAIRS (16'9 x 11)**

2 large windows with 2" blinds  
10' gambrel ceiling with lighted fan (2019)  
Oversized crown molding (2019)  
Carpet flooring (2019)

### **HALF BATHROOM 2 - DOWNSTAIRS (5 x 5)**

Toilet, pedestal sink, decorative mirror, and corner shelving  
Wood flooring (2019)

### **HALL CLOSET**

Clothes rack  
Wood flooring (2019)

### **UTILITY/LAUNDRY ROOM - DOWNSTAIRS (11 x 6)**

Space for washer, dryer, and an extra freezer or two  
Oversized tile flooring  
11' shelf and hanging rod

### **GARAGE (19'8 x 18'3)**

3-car tandem garage  
Garage door opener (2022)  
2 door access from inside home

### **INTERIOR**

Built-in alarm system  
Interior walls painted (2019)

### **EXTERIOR**

Taylor Morrison, Neches floorplan  
Covered front porch with sitting area  
Brick, stucco, and stone, with shutters and columns  
Neatly manicured front yard  
Covered back patio with ceiling fan  
Water sprinklers in front and backyard  
Gutters around the house  
Custom garden borders/curbs - front and back (2019)  
Driveway widened (2019)  
Fixed placement Ryval basketball goal (2017)  
Tuff Shed in backyard (2017)  
Ceiling fan & electrical outlets in backyard (2019)

**ENERGY FEATURES**

Digital program thermostat, Energy Star appliances, insulated doors and windows

Solar window screens (2022)

(2) A/C units zoned (2019)

Insulation & ductwork (2019)

Tankless water heater (2019)

Whole home dehumidifier (2019)

Whole house water softener system (2015)

Roof -

**INCLUDED WITH HOME PURCHASE**

1. Refrigerator - Bosch 36" Wide 20.5 Cu. Ft. Energy Star Rated Full Size Refrigerator with EasyClean; Model B36CAUS2