



495 COSTA BRAVA PARK LEAGUE CITY, TX 77573

MLS #75388836 1,746 SF 7,332 LOT 2007
2 Bedrooms 3 Baths 2-car Garage

MAR BELLA SUBDIVISION

Welcome to 4495 Costa Brava Park! Mar Bella is a beautiful community on League City's east side established in 2007. Located minutes from Galveston Bay and the Kemah Boardwalk, this 482-acre community features 40 acres of lakes, 66 acres of community property, a resort-style pool, splashpad, playground, and miles and miles of concrete walking trails.

ENTRYWAY (6'2 x 5'7)

Solid wood door with heavy glass, ½" blinds, and digital door lock
11' ceiling with chandelier
Small formal entry with 19' ceiling
Neutral tile flooring

KITCHEN (13'9 x 12'8)

Breakfast bar with seating for four (4)
Double stainless-steel sink with faucet with spray wash feature, & soap dispenser
Granite countertops with flat edges, neutral tile backsplash
Upper and lower wood-grained cabinets with slide-out shelves
Double oven electric range (also hooked up for gas)
Black and stainless-steel appliances
Stainless-steel refrigerator included
Island with storage and electrical outlets
Recessed lighting & fluorescent lighting
Separate pantry
Neutral tile flooring

BREAKFAST ROOM (13'7 x 7'5)

9' ceiling with recessed lights and ceiling fan/light
Oversized window with transom window above & 2" white blinds (drapes have been removed but stay with house)
Neutral tile flooring
Beautiful view of the front yard

LIVING/DINING ROOM (28 x 15'3)

Oversized windows with 2" white blinds
9' ceiling with recessed lights & (2) lighted ceiling fans
Neutral tile flooring
Cast-stone fireplace (gas log & wood burning)
TV Wall Mount
Surround sound speakers in ceiling
Backdoor with Wi-Fi digital lock

PRIMARY BEDROOM #1 (17 x 13'4)

Private alcove entry
Two (2) large windows with 2" white blinds & drapes
Laminate wood-grained flooring
Surround sound in ceiling with lighted ceiling fan
Wall-mount TV bracket
Plenty of wall space for furniture
Connects to primary bathroom

PRIMARY BATHROOM #1 (10'8 x 9)

Vanity area with 2 sinks, slide-out shelves, and granite countertop
Large walk-in shower with sitting stool and ledge
Toilet recently replaced
Linen closet
Recessed and lights over the mirror
Grab bars
Large frosted window in shower
Laminate wood-grained flooring
Connects to primary bedroom and primary closet
Baseboard damage from prior shower leak

PRIMARY WALK-IN CLOSET (12 x 10)

Large area with upper and lower clothes rods
Laminate wood-grained flooring
Recessed lighting
Water-stained drywall in corners along baseboards caused from prior shower leak

BEDROOM #2 (12 x 10)

Lighted ceiling fan
TV wall mount
Wall shelving
Large window with 2" white blinds & drapes
Walk-in closet

BEDROOM #3 (11'8 x 9'10)

Lighted ceiling fan
Laminate wood-grain flooring
Large window with 2" white blinds & drapes
Personal closet
Water-stained drywall in corner of closet along baseboards caused by a prior shower leak

FULL BATH (7'5 x 7'5)

Tub/shower combo, toilet, wood-grain cabinets with slide-out shelves, a sink and stone countertop
Laminate wood-grained flooring
Toilet recently replaced
Linen closet
Bathtub/shower combination
White cabinet with granite countertop and sink (1)

UTILITY/LAUNDRY ROOM (8 x 6)

Laminate wood-grained flooring

Shelving

Washer & dryer included

Fluorescent ceiling light

GARAGE

Oversized 2-car with elevated concrete platform for storage in front

Single garage door with opener

Epoxy flooring

Heavy-duty shelving

INTERIOR

9' ceilings throughout

Alarm system monitored by Alarm Masters - <http://alarmmasters.com>

Digital thermostat

EXTERIOR

Taylor Woodrow, Builder

Roof replaced 2 years ago

Covered front porch with extended entry sidewalk

Beautiful brick and fiber cement lap siding

Neatly manicured front and backyard

Magnolia, Red Leafed Crepe Myrtle, Houston Yaupon Holly, Peach, Lemon, & Lime Trees

Blackberry bushes

Extended back covered patio with flagstone/wood flooring and outdoor speakers

Front and backyard sprinkler system

Hurricane plywood shutters

Seamless gutters around the house

Wi-Fi Digital Doorknob and Lock on all three exterior doors

Fence needs repairs

ENERGY FEATURES

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

(1) Lennox A/C outdoor unit - replacement date unknown

HVAC indoor unit - recently replaced per seller

Gas heater - replacement date unknown

Water heater - recently replaced per seller

INCLUDED WITH HOME PURCHASE

LG High Efficiency Stackable Front-Load Washer with TrueBalance Anti-Vibration System

Model: 503PNRT00774 S/N: WM3170CW

LG Large Capacity Vented Stackable Electric Dryer with Sensor Dry, White

Model: 501KWJU1S732 S/N: DLE3170W

Frigidaire French Door Refrigerator, Stainless Steel

Model: FRFS2823AS S/N: 4A22621807

Wooden barstools (4)