

4804 Lorca Ln League City, TX 77573

2,403 SF Home **5,094 SF Lot**
2015 Year Built **2-Story**
4 Bedrooms **3 ½ Baths**
Study/craft/5th bedroom **Dining Room/Optional**

HIGHLIGHTS

Well maintained interior and exterior
Low maintenance brick and cement board exterior
Digital Thermostat 1st and 2nd floors
Insulated doors & upgraded double-paned windows
Prewired for security cameras
Indoor security system for doors, windows, & glass breakage
Hurricane panels with hardware pre-installed
Recently serviced central air conditioner
Central Gas heat
Tankless water heater
Gutters on all four sides of home
30-year composition roof with radiant attic barrier

ENTRY (16 x 4'8)

18' ceiling with upgraded chandelier
Engineered hardwood flooring
Knotty Alder wood door with heavy glass and black iron trim
Transom window and decorator shelf above door
Black iron banister with stained wood handrail
Coat closet

DINING/OPTIONAL ROOM (11 x 11)

18' ceiling with upgraded lighting
Engineered hardwood flooring
Large arched opening
Large windows with 2" white wood blinds, curtain rod, and drapes
Opens to entry way and front door

LIVING ROOM (19 x 15)

18' ceiling with lighted ceiling fan and recessed lights
Engineered hardwood flooring
Prewired for surround sound
Large windows with 2" white blinds
Curtain rods and hand pleated floor-to-ceiling custom drapes
Opens to kitchen and breakfast room

exp
REALTY

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KITCHEN (13'5 x 10)

9' ceiling with recessed lights
Engineered hardwood flooring
Upgraded granite countertops with bullnose edging
Lower and 42" upper cabinets with under cabinet lighting
Upgraded cabinet and drawer pulls
Baking sheet cabinet storage
Neutral tile backsplash
Stainless-steel double sink with filtered water dispenser
Stainless steel appliances
Gas stove with double oven
Built-in microwave - 2023
Breakfast bar
Separate pantry
Opens to the breakfast room and living room

BREAKFAST ROOM (10'3 x 10'3)

9' ceiling with upgraded chandelier
Engineered hardwood flooring
Large window with 2" white wood blinds
Pet door installed at backdoor
Opens to kitchen, living room, and backyard

PRIMARY BEDROOM (15'4 x 12'4)

10' recessed ceiling with ceiling fan and light kit
Clean carpet flooring
Large bay windows with 2" white wood blinds (10 x 2'9)
Prewired for cable
Double doors leading to primary bathroom
Attached private closet with 6 clothes rods and storage shelves
Wall-mounted bath and hand towel holders
Attached to primary bedroom and primary closet

2nd BEDROOM (13 x 11) - UPSTAIRS (football theme)

8' ceiling
Clean carpet flooring
Wall decorated in football decor using paint & vinyl stickers
Large window with 2" wood blinds, curtain rod, and curtain tier
Closet with rod and upper storage shelf
Located next door to the bathroom

3rd BEDROOM (12 X 10'3) - UPSTAIRS (used as a hobby room)

8' ceiling with ceiling light
Clean carpet flooring
Large window with 2" white wood blinds
Closet with rod and upper storage shelf
Faces back of the home
Located next door to the bathroom

3rd BEDROOM (12 X 10'3) - UPSTAIRS (used as a hobby room)

8' ceiling with ceiling light
Clean carpet flooring
Large window with 2" white wood blinds
Closet with rod and upper storage shelf
Faces back of the home
Located next door to the bathroom

4th BEDROOM (12 x 10) - UPSTAIRS (used as home office)

8' ceiling with ceiling light
Clean carpet flooring
Large window with 2" white wood blinds
Large closet with two separate doors, closet rod and upper storage shelf
Faces the back of the home

5th OPTIONAL BEDROOM/GAME ROOM/CRAFT ROOM (18'9 X 11'5)

9' recessed ceiling with both recessed and ceiling lights
Laminate flooring
Large window with 2" white wood blinds
Prewired for cable
Large custom sliding entrance door
Closet with double doors, rod and upper storage shelf
Easy access to crawl space storage
Faces front of home

UTILITY ROOM (6 x 5'4)

8' ceiling with fluorescent lighting
Tile flooring
Upgraded upper cabinets
PEX plumbing
Electric Washer, Electric/Gas Dryer outlets

PRIMARY BATHROOM (11'7 x 8)

10' ceiling with recessed and vanity lighting
Upgraded tile flooring
Upgraded matching tile on shower walls from floor-to-ceiling
Upgraded matching tile around soaking tub
Large opaque window above tub with 2" white wood blinds
Separate shower with corner shelf
Vanity with double sinks
Medicine cabinet

4th BEDROOM (12 x 10) - UPSTAIRS (used as home office)

8' ceiling with ceiling light
Clean carpet flooring
Large window with 2" white wood blinds
Large closet with two separate doors, closet rod and upper storage shelf
Faces the back of the home

5th OPTIONAL BEDROOM/GAME ROOM/CRAFT ROOM (18'9 X 11'5)

9' recessed ceiling with both recessed and ceiling lights
Laminate flooring
Large window with 2" white wood blinds
Prewired for cable
Large custom sliding entrance door
Closet with double doors, rod and upper storage shelf
Easy access to crawl space storage
Faces front of home

UTILITY ROOM (6 x 5'4)

8' ceiling with fluorescent lighting
Tile flooring
Upgraded upper cabinets
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10' ceiling with recessed and vanity lighting
Upgraded tile flooring
Upgraded matching tile on shower walls from floor-to-ceiling
Upgraded matching tile around soaking tub
Large opaque window above tub with 2" white wood blinds
Separate shower with corner shelf
Vanity with double sinks
Medicine cabinet

2nd BATHROOM (8'5 X 4'9)

8' ceiling with vanity lighting
Upgraded tile flooring
Shower/tub combination with matching tile to the ceiling
Large vanity mirror above cabinet with sink
Lower cabinet with stone countertop and vanity mirror
Wall-mounted bath and hand towel holder

ENERGY FEATURES

Digital programable thermostat, Energy Star appliances
Insulated doors and windows
Tankless water heater
Dehumidifier
Attic spray foam insulation

INCLUDED WITH HOME PURCHASE

Tuff Shed (10x10)

UTILITY COSTS

Water/Sewer/Trash	\$68 - \$115	City of League City
Gas	\$25 - \$ 45	CenterPoint
Electricity	\$76 - \$322	Reliant

MAR BELLA COMMUNITY

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.

It is known for its family-friendly atmosphere and proximity to water activities around Clear Lake and Galveston Bay. Residents of Mar Bella have access to the highly regarded Education Village, which serves the area.