



2131 Llerena
LEAGUE CITY, TX 77573

MLS #29998657 2,421 SF 6,250 LOT 2017
3 Bedrooms 3 Baths 2-car Garage

MAR BELLA SUBDIVISION

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.

PROPERTY DETAILS

ENTRY (10'8 x 4'9)

Wood-grained fiberglass door with heavy glass and black iron decorative trim
18' ceiling with chandelier
Wood-grain vinyl tile flooring
Carpeted staircase with stained Deep Ebony handrail and black metal balusters
Linen closet with shelf and clothes closet

KITCHEN (13'4 x 10)

9' ceiling with recessed LED lighting
42" Cream-colored upper and lower cabinets with adjustable shelves
Granite countertops with bevel edging
Ceramic tile backsplash
Stainless stop mount sink 8' deep - 50/50 split
Stainless pull-out faucet with spray
GE Stainless/black appliances with gas range, microwave, and dishwasher
Wood-grain vinyl tile flooring
Stainless GE Energy Star 25.4 Cu. Ft Side by Side refrigerator with External Ice & Water Dispenser
Separate pantry
Opens to breakfast and living room

LIVING (19 x 15)

18' ceiling with lighted fan and LED recessed lighting
Floor to ceiling windows with 2" white blinds, window coverings and curtain rods
Wood-grain vinyl tile flooring
Opens to kitchen and breakfast room
Large windows with views of backyard pool - 2" blinds, window coverings, and curtain rods
Opens to kitchen and breakfast room

BREAKFAST (10'2 x 9'8)

9' ceiling with LED pendant lighting
Wood-grain vinyl tile flooring
Window with views of backyard pool - 2" white blinds
Door access to the backyard

DINING/OPTIONAL (12 x 10'6)

9' ceiling with pendant lighting
Wood-grain vinyl tile flooring
Bay windows with 2" white blinds

PRIMARY BEDROOM (15'4 X 12'3)

10' tray ceiling with fan and light
Bay window with 2" white blinds and view of the backyard/pool
Clean carpet
TV Wall Mount
Ceiling fan with light
Barn door access to primary bathroom

PRIMARY BATHROOM (11'6 x 8'6)

9' ceiling with vanity and recessed lighting
Two vanities with sink, 1 with vanity area, cultured Marble countertops, and chrome faucets
Large wall mirrors
Silver framed oversized shower with ceramic tile walls, sitting ledge and storage shelf
Soaking tub with ceramic tile backsplash
Large opaque window with white 2" blinds
Private toilet area with upper cabinet
Ceramic tile flooring
Climate controlled spacious walk-in closet (11'8 x 6) with shelving, clothes rods, and **fluorescent** lighting

BEDROOM #2 (12 x 10'2) - UPSTAIRS

8' ceiling with LED lighting
Window with 2" white blinds
Double door closet
Wood plank accent wall in gray and white
Clean carpet

BEDROOM #3 (11'7 x 10'8) - UPSTAIRS

8' ceiling with LED lighting
Light pink accent wall
Window with 2" white blinds, curtain and curtain rod
Clean carpet

BEDROOM #3 (11 x 10'9) - UPSTAIRS

8' ceiling with lighted fan and crystal chandelier
Double door closet
Purple accent wall with gold vinyl stickers that can be easily removed
TV wall mount
Clean carpet

BATHROOM #2 (8'4 x 5) - UPSTAIRS

8' ceiling with vanity lighting
Upper and lower cabinets with cultured marble vanity and chrome faucet
Shower/tub combination with ceramic tile backsplash
Ceramic tile flooring

BATHROOM #3 (7'7 x 7'7)

8' ceiling with vanity lighting
Lower cabinet with cultured marble countertop and chrome faucet
Shower/tub combination with ceramic tile backsplash
Ceramic tile flooring
Window with white 2" blinds
Located between pink and purple bedrooms

BATHROOM - HALF #4 (6'2 x 3'4) - DOWNSTAIRS

8' ceiling with vanity lighting
Pedestal sink with wall-mounted mirror and towel rack
Wood-grain vinyl tile flooring

GAME ROOM (18'8 x 11'5) - UPSTAIRS

Windows with 2" white blinds
Television wall-mount
Double door closet
Clean carpet

UTILITY (5'9 x 5'7) - DOWNSTAIRS

Shelves and clothes rod
Ceramic tile flooring
Electric and gas connections

INTERIOR

3½" baseboards and 2½" casing
Moen faucets throughout the house

GARAGE (18'2 x 19'10)

2-car garage
9' ceiling with LED lighting
Sheetrocked and painted walls
Built-in workstation and built-in shelves
Linen closet located by interior door to garage

BACKYARD

Stained fence and impressive landscaping
9,000-gallon pool with attached hot tub and basketball hoop
Concrete deck with cool pool deck coating
Covered porch with ceiling fan, recessed lighting, and decorative porch lighting
Pool loungers, outdoor TV, outdoor grill, outdoor refrigerator, and swing set
6' privacy fence with gates

EXTERIOR

Brick, stone and cement board siding
Aluminum gutters on front and back of home
Exterior paint color - Body & Garage (Best Beige PPG 1085-4)
Exterior paint color - Trim (Seriously Sand PPG 1085-3)
Aluminum gutters on front of home
6' privacy fence with gate
Solid core garage access door with door opener and (2) remotes
Custom cast stone address plaque on front of home
25-year mildew resistant shingles
Supply air vents in all bedrooms
Wood storm shutters, labeled, with clips

ITEMS STAYING WITH HOME

Pool loungers
Outdoor TV
Outdoor grill
Stainless GE Energy Star 25.4 Cu. Ft Side by Side refrigerator with External Ice & Water Dispenser -
Model GSE25GSHECSS, Serial GH428634
Swing Set
Small refrigerator on back porch
Curtains & rods
Front and back ring cameras
Christmas lights cut to the house

ENERGY EFFICIENCY

Ceiling fans
Radiant barrier roof decking with ridge vents and vented soffits
Spray foam insulation
High efficiency 15 Seer air conditioner with environmentally friendly R-410 refrigerant
Lennox programmable thermostat
Ultra-Aire programmable dehumidifier
Energy Star tankless water heaters (2)
Energy savings Low E double pane windows with energy efficient tinted glass

UTILITY COSTS

Gas	\$ 50/monthly average
Electric	\$300/monthly average
Water	\$100/monthly average