

2307 Azahar Ct League City, TX 77573



MLS #69674538 Malaga Floorplan 2008
3,896 SF 9,599 Lot 5 Bedrooms 4½ Baths 3-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 66 acres of community property, a resort-style pool, splashpad, playground, 6 lakes with catch & release fishing, and miles and miles of concrete walking trails.

ENTRY (20'9 X 4'5) - DOWNSTAIRS

19'6 ceiling
Tile flooring
Chandelier and recessed lighting
Solid wood door with heavy glass and decorative iron trim
Decorative shelf and transom window above front door
Oversized crown molding and baseboards
Carpeted stairway with wood handrail and black iron baluster

LIVING ROOM (20'9 X 16'9) - DOWNSTAIRS

19' ceiling
Tile flooring
Lighted ceiling fan
Double-row of oversized crown molding, oversized baseboards
Gas fireplace with upgraded stone facade and wood mantle - 2018
Recessed area for TV/entertainment center
Bose surround sound speakers (4)
(8) Upper and lower windows with 2" blinds on the bottom ones

KITCHEN (15'5 x 15) - DOWNSTAIRS

10' ceiling
Tile flooring
GE Profile oven and microwave
Gas cooktop
Bosch dishwasher - 2020
Wood-grained cabinets with custom roll-out drawers
Granite countertops
Huge island with double sink

KITCHEN (cont.)

Recessed area for microwave, oven, and refrigerator (wall behind refrigerator damaged from leaky ice maker)
Long drop-down drawer directly in front of sink for storing cleaning brushes
Hidden cabinet storage for (2) garbage cans
Walk-in Pantry (5'8 x 4) with built-in storage for canned goods and wire shelving on door
Recessed lighting
Oversized crown molding with oversized baseboards

BREAKFAST ROOM (14'6 X 7'3) - DOWNSTAIRS

10' ceiling
Tile flooring
Pendant lighting
Two large windows with 2" white blinds
Oversized crown molding & baseboards
Access to backyard through solid wood door with full glass
Oversized crown molding with baseboards

DINING ROOM (15'8 X 11) - DOWNSTAIRS

10' ceiling
Two tall windows with 2" white blinds (3 blinds damaged)
Wood flooring
Oversized double row of crown molding
Pendant lighting
Built-in cabinet with glass doors in front and back.

UTILITY ROOM (10'7 X 6) - FIRST FLOOR

10' ceiling
Tile flooring
Fluorescent lighting
Pex plumbing center
Washer & Dryer included
Room for a freezer
Extra storage closet (4'2 x 3'8) with wire shelving units on door and closet floor

PRIMARY BEDROOM (21'6 X 18) - DOWNSTAIRS

11' ceiling
Three tall windows with 2" white blinds
Carpet flooring - 2023
Tray ceiling with lighted fan
Oversized crown molding with oversized baseboards
(3) Large windows with 2" white blinds

PRIMARY BATHROOM (13'6 X 12'6) - DOWNSTAIRS

10' Ceiling with vanity and recessed lighting
Tile flooring
Large window with frosted, translucent, high-grade, vinyl film for privacy

PRIMARY BATHROOM - (Cont.)

Oversized baseboards

Two (2) sets of wood-grained cabinets with separate sinks, granite countertops, and large wall mirrors

Custom shower - 2021

Private toilet room with overhead cabinet

Low flush Kohler toilets - 2020

Large linen closet

Primary clothes closet (13'6 x 8'9) includes shelves, rods, and carpet flooring - 2023

Wire shelving on 2 closet doors

BEDROOM #2 (15 X 12) - MOTHER-IN-LAW SUITE - DOWNSTAIRS

10' Ceiling

One large window with 2" white blinds

Carpet flooring

Lighted ceiling fan

Tall window with 2" white blinds

Oversized crown molding with oversized baseboards

Attached to Bathroom #2

BEDROOM #3 (13'2 X 11) - UPSTAIRS

9' sloped ceiling with lighted fan

Large window with 2" white blinds

Carpet flooring

Window with 2" white blinds

Double-door closet

Attached to Jack & Jill bathroom #4

BEDROOM #4 (15'5 x 11'5) - UPSTAIRS

9' sloped ceiling with lighted fan

Large window with 2" white blinds

Carpet flooring

Window with 2" white blinds

Attached closet (6'3 x 3'3)

Attached to Jack & Jill bathroom #4

BEDROOM #5 (11'10 X 11'4) - UPSTAIRS

9' sloped ceiling with lighted fan

One large window with 2" white blinds

Carpet flooring

Large windows with 2" white blinds, drapes, and rods

Private nook entry (6 x 4'7)

Walk-in closet (5'8 x 4'2)

Attached to hall bathroom

½ BATH (6'6 x 5) - FIRST FLOOR

9' ceiling
Tile flooring
Vanity lighting
Pedestal sink, toilet, and wall mirror
Low flush Kohler toilets - 2020

BATHROOM #2 (8'8 x 5) - MOTHER-IN-LAW - DOWNSTAIRS

9' ceiling
Tile flooring
Shower/tub combination with upgraded tile walls and decorative trim - 2020
White cabinet with cultured marble countertop, large wall mirror, and vanity light
Low flush Kohler toilets - 2020
Opaque windows
Attached to Mother-In-Law suite

BATHROOM #3 (16'5 x 11'6) - JACK & JILL - UPSTAIRS

9' ceiling with vanity lights
2 separate vanity rooms with white cabinet with cultured marble countertops and large wall mirror
Low flush Kohler toilets - 2020
Opaque vertical window
Connects to bedrooms 4 & 5

BATHROOM #4 (5'4 X 4'5) - UPSTAIRS

8' Ceiling with vanity lights
Tile flooring
Shower/tub combination with upgraded tile walls and decorative trim - 2020
White cabinet with cultured marble countertop and large wall mirror
Low flush Kohler toilets - 2020
Connects to bedroom #5 and hallway
Prior leak under sink has damaged the cabinet's interior surface

GAMEROOM (19'5 X 14) - SECOND FLOOR

9' Ceiling
Carpet flooring (3" area damaged by glue was dropped on a very small
Tray ceiling with lighted ceiling fan
Large windows with 2" blinds

GARAGE #1

Garage door opener - 2023

GARAGE #2

Windows with plantation shutters and 2" white blinds
Garage door opener - 2023
Perfect for a golf cart or an extra car

BACKYARD

Covered back patio (27'5 x 6'8)
Heated pool with bubbler, slide and tanning ledge
Built-in pool slide
Concrete deck around pool with cool-deck coating
Landscaping
Fence (left side) & front gate replaced - 2023

ENERGY EFFICIENCY ITEMS

Heater - 2021
A/C units (2) with transferable warranty - 2022
Roof - replaced in 2021
HVAC - original
Water heater - original
Floored attic with lighting accessible through a door inside the home
Whole house water softener

EXTERIOR

Front door faces North
Decorative brick and Hardi plank siding (painted 2023)
Gutters on all 4 sides of home
Lights in eaves front and back - 2022
Smoke detectors - 2022
Lights in eaves front and back - 2022
Concrete walkways with gates on both sides of home - 2022
Hurricane fabric shutters for every window
Concrete flooring on left side of home's exterior where pool pumps are located

THE MAR BELLA COMMUNITY

Mar Bella is known for its family-friendly atmosphere and proximity to water activities, as Clear Lake and Galveston Bay are nearby. Residents of Mar Bella have access to the highly regarded Clear Creek Independent School District, which serves the area.

EDUCATION VILLAGE

Education Village, located next door to the Mar Bella subdivision, is designed to provide a comprehensive educational experience from kindergarten through college. The campus is spread over approximately 180 acres and consists of multiple state-of-the-art facilities, each serving a different level of education.

RECENT UPGRADES/UPDATES

(2) Garage door openers - 2023
Carpet replacement in primary bedroom and closet - 2023
Polaris pool pump purchased - 2023
Fence (left side) & front gate replaced - 2023

Lights installed in eaves of home's front and back - 2022
A/C units (2) replaced with transferable warranty - 2022
Smoke detectors replaced - 2022

Primary bathroom custom shower - 2021
Heater replaced - 2021

Dishwasher replaced - 2020
Toilets replaced with Low flush Kohler - 2020

Gas fireplace with upgraded stone facade and wood mantle - 2018

NON-REALTY ITEMS INCLUDED WITH HOME PURCHASE

Turquoise-colored black-out window curtains for upstairs bedroom
1 outdoor reclining pool chair
1 outdoor Adirondack chair and side table
2 outdoor turquoise umbrellas
Polaris pool cleaner