



4610 HISPANIA VIEW LEAGUE CITY, TX 77573

MLS #42061659 2,799 SF 6,875 LOT 2011
3 Bedrooms 3 Baths 2-car Garage
Garden Home Series Naples D Model
Taylor Morrison Builder

FEATURES & AMENITIES

ENTRYWAY (12'3 x 5'7) + (19'4 x 4'10) + (13'5 x 3'7)

Large private, covered brick porch leading to front door
8' Mahogany front door with heavy etched glass
Round alcove with 12' recessed ceiling, large chandelier, recessed lights, and wall art niches
Wood and tile flooring
Linen closet
Oversized crown molding and baseboards
Alarm controller located near front door

KITCHEN (16 x 8'3)

42" Aristokraft Avalon upper and lower maple cabinets with decorative trim
Adjustable upper cabinet shelves, pots & pans drawers, Lazy Susan, baking sheet storage, wine storage, glass door cabinet, 5-quart double pull-out waste container system, and drawers under sink
Granite countertops, Santa Cecelia Classic color, 1/4 waterfall edging with neutral tile backsplash
50/50 Stainless steel under-mound sink with Moen one-handle pulldown kitchen faucet/vegetable sprayer (2020) and garbage disposal (2018)
Enclosed refrigerator cabinet with ice maker connection with ice maker connections
Refrigerator included! (2020)
Breakfast bar with seating for four (4)
Stainless steel GE appliances including built-in gas cook-top, oven, microwave, and dishwasher
Microwave vented to the exterior
12' ceiling with recessed and pendent lighting
12" x 12" ceramic tile flooring
Large walk-in pantry (6'9 x 4'7)
Oversized crown molding
Beautiful view of backyard pool and lake

LIVING ROOM (19'5 x 18)

11' ceiling with recessed lights and lighted ceiling fan
Wood flooring
36" wood burning fireplace with gas log starter key, exterior vent, white wood fireplace mantel with tile hearth and surround
Five large windows with 2" white blinds and a beautiful view of the backyard pool & lake
Oversized crown molding and baseboards
Wired for sound
Beautiful view of backyard pool and lake

BREAKFAST ROOM (10 x 9'3)

Wood flooring
9' ceiling with chandelier lighting
Three large windows with 2" white wood faux blinds
Oversized crown molding and baseboards
8' glass door accessing backyard with 2" white faux blinds
Beautiful view of backyard pool and lake

DINING ROOM (15'4 x 13'5)

Wood flooring
Chair rail, oversized baseboards and crown molding
Large decorative upper ledge with arched window and a hurricane-proof screen
14' sloped ceiling with chandelier lighting
Wall art niches and a large, recessed area perfect for a large cabinet

STUDY/HOME OFFICE (14'10 x 12)

Glass French door entrance
Wood flooring
(3) Tall windows with 2" white faux wood blinds
10' ceiling with lighted ceiling fan
Oversized crown molding and baseboards
Decorative wall mirror included!

HALL CLOSET

Extra tall clothes rack and shelf storage

UTILITY/LAUNDRY ROOM (11'7 x 14'8)

Oversized room with space to add a freezer, folding table, storage cabinet, and more
Electric & gas dryer connections, electric washer connections - washer and dryer included!
9' ceiling with fluorescent lighting
12" x 12" tile flooring
Oversized baseboards and crown molding
Connects to the Primary Bedroom #1 closet

PRIMARY BEDROOM #1 (18'8 x 14'8)

Private entryway to bedroom with wall niche and recessed lighting
14' sloped ceiling with lighted fan
Four large (4) bay windows with 2" white wood faux blinds
Oversized crown molding and baseboards
Wood flooring
French doors to connect primary bathroom
Alarm controller located by front door
Beautiful view of backyard pool and lake

PRIMARY BATHROOM #1 (17 x 15'5)

Acrylic oversized soaking tub with 4" cultured marble walls
Separate walk-in shower with decorative tile trim, matching granite top bench and glass door
9' tray ceiling with recessed ceiling lights and upgraded wall lighting
Aristokraft Avalon Maple Rouge vanity cabinets with granite vanity top, 1 ¼" square edge
(2) Two separate sink and counter areas with knee space
Linen closet and a private toilet room
12" x 12" tile flooring
10' tray ceiling with recessed and upgraded wall lights
Large, beveled wall mirrors
Large obscure glass window located over tub with granite windowsill and hurricane window screen
12" x 12" ceramic tile flooring in primary bath
Oversized baseboards and crown molding
Wall TV mount with invisible cords. TV included!
Metal artwork on wall above tub included!

PRIMARY WALK-IN CLOSETS (10'5 x 6'5) (9'4 x 6'2)

(2) Climate controlled spacious walk-in closets with white organizer system by Cutting Edge Closets
9' ceiling with fluorescent lighting
Oversized baseboards
Wood flooring
(1) One closet opens to utility room

FRONT RIGHT BEDROOM #2 (16'9 x 11'3)

(2) Tall windows with 2" white wood faux blinds transome windows above
11' ceiling with lighted fan
Wood flooring
Walk-in closet
Oversized baseboards
Attached to bathroom #2

FRONT RIGHT BATHROOM #2 (8'6 x 5)

Toilet, cabinet, granite countertop, sink, tub with glass sliding door, and large beveled mirror
9' ceiling with upgraded lighting
12" x 12" tile flooring

BEDROOM #3 (13 x 10'10)

10' ceiling with lighted fan
(1) Tall window with 2" white wood faux blinds
Wood flooring
Oversized baseboards
Long closet with 2 door access
Located next to bathroom #3
Connected to hallway with lighted art niche and digital thermostat (2019)

FRONT LEFT BATH #3 (8'9 x 5)

Avalon Maple Rouge Cabinets with sink, granite countertop and beveled mirror
Tub/shower combo with sliding glass door entry
Matching cabinet above toilet
Upgraded wall lighting
9' ceiling
12" x 12" tile flooring
Oversized baseboards

GARAGE (19'9 x 18'3)

2-car garage with concrete flooring, sheetrock walls, and multi-purpose utility wall mount tool organizer
Elevated walkway along entire back of garage
Sonoma insulated garage doors with (2) garage door openers (2022)
Outdoor and various home tools included!

INTERIOR

Smoke detectors with battery back-up in all bedrooms
8' Smooth Roman arch doors and sheetrock rounded corners
High profile 5 ¼" baseboards and 3 ½" casing
Tall 8' tall doors throughout
Built-in alarm system with 2 LCD keypads in entryway and primary bedroom, interior siren installed
Digital thermostat (2019)
Attic with flooring
High ceilings throughout home

EXTERIOR

Brick on all four sides

Gutters on all four sides

Neatly manicured yard with oak trees and large flowerbeds

Fully fenced backyard with front and back gate

Programmable sprinkler system for front and backyard with Orbit controller

Custom cast stone address plaque

Custom metal hurricane shutters and/or hurricane window screens for all windows - 2020

Large, covered porch with sitting area at front of home

11 x 10 covered back porch facing pool

Double flood light in backyard

30-year composition shingle roof (2011) with Tech Shield

BACKYARD EXTRAVAGANZA!

Literally, one of the best views in Mar Bella!

Covered back patio with lighted fan, decorative outdoor lighting, and (2) sets of flood lights
Heated pool with pebbletec finish, iridescent tiles, marble coping, tanning ledge with bubbler, waterfalls, and colored lighting, heated spa attached to pool - 2017 (\$75,000)

Portable All-In-One pool controller

Paver stone/gravel walkway side of home with pool equipment and around pool

Gate entrance directly to the lake and front yard

Separate sitting area by back fence facing lake

ENERGY FEATURES

Energy Star Certified

Fiberglass insulation

R-30 Blown in flat ceiling areas

R-22 Batts in inaccessible flat ceiling areas

R-19 Batts in knee walls

R-22 Batts in sloped areas

R-13 Batts in exterior walls

High efficiency 15 Seer Rheem air conditioner with R7 rated duct system

Honeywell programmable thermostat

Return air vents in all bedrooms to balance temperature & pressure for comfort

Radiant barrier roof decking

40-gallon Gas Water Heater – 2022 (\$4,302.68)

20 Seer, 5 Ton A/C- 2019 (\$14,720.25)

Honeywell programmable thermostat

Lennox PureAir (air purification system) install with 5-year warranty - 2020 (\$2,295)

Roof - 25-year Architectural shingles - 2011

Ridge vents with vented soffit

Radiant barrier roof decking

NEIGHBORHOOD

Mar Bella in League City is a Mediterranean-inspired, 454-acre community 1.5 miles south of the Kemah Boardwalk. At the heart of Mar Bella's gated section called The Verandas, there is a Mediterranean-style community center overlooking a large lake with hike & bike trails. Inside the center is a full-site kitchen, serving bar, and bathrooms. Go to MarBellaCommunity.org for more information.

HOMEOWNERS ASSOCIATION

First Residential Service, 281-332-0555

\$2165 Annual Fee

Includes:

- 42 visits annually to include mowing, edging and weeding of the front yard
- Twice a year includes mulching and fertilizing of the front yard
- Community entrance gate - EZ Tag accessible
- Use of clubhouse for neighborhood and private events, as well as neighborhood pool, playground, splashpad, lakes and walking trails

INCLUDED WITH HOME PURCHASE

- GE French Door Stainless Steel Refrigerator (2021); Model GWE23GYNCFS, S/N VR504269
- Kenmore Elite Washer with Pedestal; Model 796.41472210; S/N 204KWNM6P007
- Kenmore Elite Steam Connect Dryer with Pedestal; Model 796.91472210; S/N 204KWWQBH335
- 2 Outdoor storage containers for pool equipment
- Nexgrill stainless steel outdoor gas grill
- Outdoor backyard cameras
- Decorative outdoor patio lights
- Wall TV and mount in primary bathroom
- Metal artwork above primary bathroom soaking tub
- Large bronze mirror located in office/study
- Pentair Prowler 920 Robotic Inground Pool Cleaner

Please verify all information!