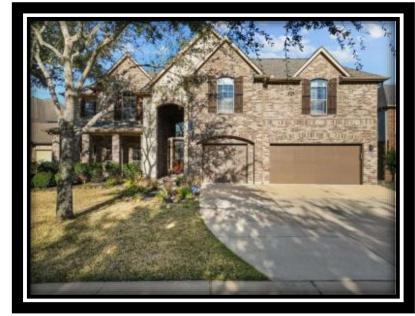


# 2290 Azahar Ct League City TX 77573

MLS 64387881      2007      3,947 SF      10,030 Lot  
4 Bedrooms      3 Baths      2 Half-Baths      3-Car Garage  
2-Story      Taylor Morrison - Builder



## 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 of concrete walking trails.

## FEATURES & AMENITIES

### ENTRY (19'8 x 7'8) - DOWNSTAIRS

- 18'6 ceiling
- Wood flooring
- Chandelier and recessed lighting
- 5 art niches
- Solid wood door with heavy glass and decorative trim
- Decorative shelf and large transom window above front door, transom windows on both sides of door
- Oversized crown molding and baseboards
- Carpeted stairway replaced (2022) with wood handrails and black iron balusters
- Painted walls and trim (2022)
- Walls and trim painted (2022)

### OFFICE (12 x 9'11) - DOWNSTAIRS

- 9' ceiling
- Carpet flooring (2022)
- Decorative lighted ceiling fan
- Glass French doors
- Oversized baseboards
- 2 windows with 2" white blinds
- Painted walls, doors and trim (2022)
- Office desk & chair (For Sale)

### LIVING ROOM (18'4 x 17) - DOWNSTAIRS

- 18'6' ceiling
- Wood flooring
- Lighted ceiling fan (2023) and recessed lighting
- Oversized baseboards

### **LIVING ROOM (18'4 x 17) - DOWNSTAIRS**

Gas fireplace with decorative wood mantle; starter module replaced (2023)  
2 surround sound speakers  
4 windows with 2" white blinds and transom windows above each one  
Painted walls and trim (2022)

### **KITCHEN (19'3 x 6'6) - DOWNSTAIRS**

11' ceiling  
Tile flooring  
Wood-grained cabinets  
Stone backsplash  
Granite countertops  
Alkaline drinker water filter  
GE built-in stainless-steel oven  
GE stainless-steel dishwasher  
GE Gas stainless-steel cooktop  
GE stainless-steel refrigerator with bottom freezer and ice maker (2022)  
GE built-in stainless-steel microwave (2022)  
Island with cabinets, drawers & electrical outlet  
Walk-in pantry with built-in storage and motion detector lighting  
Hidden cabinet storage for 2 garbage cans  
Recessed lighting  
Oversized crown molding with oversized baseboards

### **BREAKFAST ROOM (15'3 x 12) - DOWNSTAIRS**

10' ceiling  
Tile flooring  
Pendant lighting  
3 large windows with 2" white blinds  
Access to backyard through solid wood door with full glass  
Oversized crown molding with oversized baseboards  
Painted walls, doors and trim (2022)

### **SUNROOM (12 x 9'11) - DOWNSTAIRS**

11' ceiling  
Tile flooring  
Windows  
Oversized baseboards and double row of crown molding  
4-piece furniture set with cushions (For Sale)

### **DINING ROOM (12'11 X 12'1) - DOWNSTAIRS**

9' ceiling  
3 tall windows with 2" white blinds  
Wood flooring  
Oversized baseboards and double row of crown molding

Pendant lighting  
Dining room furniture (For Sale)

**UTILITY ROOM (12'11 X 5'7) - DOWNSTAIRS**

10' ceiling  
Tile flooring  
Fluorescent lighting  
Stainless steel laundry sink and faucet sprayer (2023)  
Washer & Dryer included (2022)  
GE Profile stainless steel refrigerator (For Sale)  
Storage cabinets  
Clothes rod  
Painted walls, ceilings, doors and trim (2022)

**PRIMARY BEDROOM (25'9 X 17'8) - DOWNSTAIRS**

11' ceiling  
3 tall windows with 2" white blinds and 1 transom window above  
Carpet flooring (2022)  
Lighted ceiling fan (2022) and recessed lighting  
Oversized crown molding with oversized baseboards  
Bedroom set (For Sale)

**BEDROOM 2 (18 X 11'7) - UPSTAIRS TO THE RIGHT OF STAIRWAY**

8' ceiling  
Carpet flooring (2022)  
Lighted ceiling fan (2022)  
Large window with 2" white blinds and transom window above  
Oversized baseboards  
Big walk-in closet with built-in shelves and rods  
Attached to Jack & Jill bathroom #2  
Painted walls, ceilings, doors and trim (2022)

**BEDROOM 3 (15'5 X 11'9) - UPSTAIRS**

8' ceiling with lighted ceiling fan (2022)  
Large window with 2" white blinds and transom window above  
Carpet flooring (2022)  
Window with 2" beige blinds  
Walk-in closet with built-in shelves and rods  
Oversized baseboards  
Attached to Jack & Jill bathroom #2  
Painted walls, ceilings, doors and trim (2022)

**BEDROOM 4 (12'1 X 11'7) - UPSTAIRS**

8' ceiling with lighted ceiling fan (2022)  
Large window with 2" white blinds

Carpet flooring (2022)  
Big walk-in closet with built-in shelves and rods  
Oversized baseboards  
Attached to Jack & Jill bathroom #3  
Painted walls, ceilings, doors & trim (2022)

**PRIMARY BATHROOM (15'8 X 14'3) - DOWNSTAIRS**

11' ceiling with vanity lights  
Wood grain cabinets and makeup area  
Double sinks  
Large plate glass mirrors  
Decorative wall lights  
2 closets  
Private toilet room  
Spa tub and walk-in shower  
Large window with 2" white blinds

**BATHROOM #2 - JACK & JILL (13 X 5'5) - UPSTAIRS**

8' ceiling with vanity lights  
2 vanity wall mirrors (2022)  
2 separate vanity rooms with white cabinets, countertops and sinks  
Shower/tub combination  
Moen shower head (2022)  
Delta chair height toilet (2022)  
Painted walls, ceilings, door and trim (2022)  
Connects to bedrooms 2 & 3

**BATHROOM #3 (18'1 X 7'7) - UPSTAIRS**

9' ceiling with vanity lights  
Tile flooring  
Shower/tub combination  
Moen shower head (2022)  
2 vanity wall mirrors (2022)  
2 separate vanity rooms with white cabinets  
Painted walls, ceilings, doors and trim (2022)  
Double-door linen closet with built-in shelves  
Connects to bedroom 4 and game room

**HALF BATH 4 (9'11 x 5'3) - DOWNSTAIRS NEAR UTILITY ROOM**

9' ceiling  
Tile flooring  
Vanity lighting  
Wood grain upper and lower cabinet with cultured marble top  
Decorative accent mirror  
Delta chair height toilet (2022)

Painted walls ceilings, doors & trim (2022)

**HALF BATH 2 (9'11 X 5'7) - DOWNSTAIRS NEAR PRIMARY BEDROOM**

9' ceiling

Tile flooring

Decorative cabinet with marble top

Delta chair height toilet (2022)

Wall mirror

Vanity lights

Painted walls, ceilings, doors & trim (2022)

**GAME ROOM (19 X 17'5) - UPSTAIRS**

9' ceiling

Luxury vinyl flooring

2 lighted ceiling fans (2022)

Large window with 2" white blinds and upper transom window

Double-door storage closet with built-in shelves

Double-door access to media room

**MEDIA ROOM (20'6 x 12'8) - UPSTAIRS**

9' ceiling

Carpet flooring (2022)

Theatre curtains (included with home purchase)

65-inch TV (2022)

2 rows of theater style seating, seats 4

Wall-mounted TV (For Sale)

Surround sound system (2022) (For Sale)

**UTILITY ROOM (12'11 X 5'7) - DOWNSTAIRS**

9' ceiling

Painted upper and lower cabinets with stainless steel sink

Oversized baseboards

GE Stainless Steel Refrigerator (included with home purchase)

**GARAGE**

Space for 3 vehicles

2 garage door openers (2022)

Epoxy flooring (2022)

Painted walls, trim & cabinets (2023)

Overhead storage

**EXTERIOR - BACKYARD**

Lighted, heated pool & spa

Covered back patio

Pergola for additional shade

Lighted ceiling fans  
Concrete cool-deck coating & pavers  
Surround sound system  
5-piece outdoor dining set (2023) (included with home purchase)  
2 outdoor chaise lounges (2023) (included with home purchase)  
Auto pool cleaner (included with home purchase)

**EXTERIOR (28 x 10) - RIGHT SIDE**

Outdoor kitchen featuring a large bar with stainless steel sink, Napoleon 5 burner grill, a Blackstone 4 burner grill, and storage  
2 Adirondack chairs and table (included with home purchase)  
Fabric shutters to control rain and weather  
Composite deck flooring  
Decorative lighting  
Pavestone walkway to backyard and front gate  
Wall-mounted TV (For Sale)

**EXTERIOR - BACK**

Decorative stone, brick & cement siding  
Paver/concrete walkways with iron gate on right side  
Hurricane fabric shutters for every window  
Automatic pool cleaner  
Direct gate access from backyard to lake & walkways  
Trees pruned  
Pergola

**EXTERIOR - LEFT**

Pool pumps  
HVAC system  
Pavestone and rock base

**EXTERIOR - OTHER**

Gutters on all 4 sides of home  
Landscaping front/back

**ENERGY EFFICIENT ITEMS**

Roof (2023)  
HVAC system (2007)  
Water heater (2007)  
Attic restoration with new insulation (2022)

**NON-REALTY ITEMS INCLUDED WITH HOME PURCHASE**

5-piece outdoor dining set (2023)  
2 outdoor chaise lounges (2023)  
2 outdoor Adirondack chairs & side table (2023)  
Auto pool cleaner  
GE stainless steel refrigerator in laundry room  
Media room curtains

**NON-REALTY ITEMS FOR SALE**

GE Stainless steel refrigerator in kitchen (2022)  
Whirlpool washer (2022)  
Whirlpool dryer (2022)  
Wall-mounted TV - Outdoor patio (2022)  
Wall-mounted TV - Media room (2022)  
Sound system - Media Room (2022)  
Sunroom 4-piece furniture set with cushions  
Dining Room 7-piece set  
Master Bedroom set  
Office desk & chair  
2 Media room side-by-side chairs - seats 4

**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.

# Over \$100,000 in Upgrades/Updates since 2022:

## ROOF

Roof replaced (2023)

## POOL

Pool & spa replastered (2023)

Pool pump replaced (2023)

## GARAGE

Garage epoxy flooring (2022)

2 Garage door openers replaced (2022)

Garage drywall holes repaired and walls painted (2023)

Garage door weather strip installed (2023)

## HOUSE

Front wood door refinished (2023)

Carpet replaced throughout entire home - all bedrooms, closets, halls, stairs, study & media room (2022)

Walls, trim, cabinets and doors painted throughout the home (2022)

Upstairs bedrooms and bathroom ceiling painted (2023)

Decorative quarter round installed in media room cabinetry

Gas fireplace tuned up; IP Control Module replaced (2023)

## BATHROOMS

3 Sink drains and overflow caps replaced (2023)

Bathroom & shower tile/grout on floors and walls cleaned & caulked (2023)

2 Bathtubs caulked (2023)

Granite cleaned & sealed (2023)

Primary bathroom counter and sink caulked, baseboards replaced and painted (2023)

Primary bathroom jetted tub motor

Powder room marble cleaned & polished (2023)

Jetted spa tub motor replaced (2023)

5 Chair-height toilets installed (2022)

3 Vanity mirrors replaced (2023)

## KITCHEN

Granite cleaned & sealed (2023)

## LIGHTING

7 Lighted interior ceiling fans installed (2022); 2 installed (2023)

Lighted exterior ceiling fans installed

## HVAC

Air ducts/vents cleaned (2022)

Complete annual service workup (2023)



**OUTDOOR KITCHEN**

Outdoor kitchen Blackstone grill installed (2023)

2<sup>nd</sup> Outdoor kitchen grill installed (2023)

**YARD**

Landscaping & tree trimming in front and backyard (2023)

**ATTIC**

Attic restoration, reinsulated & exterminated (2022)