



## Property Features

4604 Hermosa Arroyo Drives, League City, Texas 77573

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- Builder: Taylor Morrison
- Private, Gated Community
- Did Not Flood During Harvey!!!
- Roof, HVAC, Water Heater: 2012
- Two Sections of Solar Panels!
  
- Granite Countertops, Hardwood Floors, Stainless Appliances, Custom Maple Cabinets, 2 Walk-in Pantries, 2 Fireplaces, Bonus Sunroom/Sitting Room in Primary Retreat. Primary Bath includes: Jetted Tub, Walk-in Shower, Dual Vanities, and Custom Walk-in Closet with Custom Shelving! Too much to list! See list of features provided by Taylor Morrison.
  
- Home Energy Rating System, Insulation Batt and Blown, High Efficiency AC, Programmable Thermostat, Radiant Barrier Roof Deck, Ridge Vents, Double Pane Low-E Windows, and more! See list of features provided by Taylor Morrison.
  
- Hurricane Panels Included (in Garage). Window Screens are currently stored in attic.
  
- Covered, Extended Porch with Built-in Grill, Beautifully Landscaped Front & Back Yard with Irrigation. HOA dues include front yard maintenance & mowing, plus fresh mulch!
  
- Save on Electricity with Two Sections of Solar Panels, installed by Sunrun. Please Note: The Solar Panels are currently leased. Sunrun says the lease can easily transfer to the new owner, with credit approval by Sunrun, prior to closing. Copy of Sunrun info, Seller's monthly Electric & Solar Panel Payments, and Example of Sunrun's Lease Transfer Agreement, provided by Seller and Sunrun. Loaded MLS Documents.
  
- Neighborhood Amenities Include: Clubhouse, Swimming Pool, Splashpad, Playground, Beautiful Park, Lakes with Fountains, and miles of beautifully landscaped walking Trails!
  
- Seller's Disclosure and Documents Attached on MLS in Docs.

Please Note: Information Above Provided By: Seller, Builder Taylor Morrison, and Sunrun.

For additional information please contact Kimberly Harding at 281-554-7653 or email:

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