



## 2075 Pecan Orchard – League City, TX

---

---

### League City

- **League City, Texas**, Part of the Houston metropolitan area, League City is perfectly suited for those seeking an active job market, a sunny climate, friendly home prices and a great place to raise a family. With an abundance of outdoor area attractions, great schools and a thriving job market, League City is an ideal town for outdoor enthusiasts, career builders and families alike. [www.leaguecity.com](http://www.leaguecity.com)
- **Clear Creek Independent School District**, (CCISD) is highly-rated and comprised of 43 campus including 26 elementary, 10 intermediate and 7 high schools. [www.ccisd.net](http://www.ccisd.net)
- **Area attractions**, include Kemah Boardwalk and Waterfront, Haak Vineyards & Winery, Space Center Houston, NASA/JSC, Moody Gardens, Big League Dreams, South Shore Harbour Country Club, Magnolia Creek Golf Club, etc.
- **Boating Community & Facilities**, League City's location on Clear Lake provides easy access to many boating activities, marinas and storage. The area is a haven for boating enthusiasts with over 7,000 recreational boats (the third-largest concentration in the country). Everything from dinner cruises, fishing charters and guides, and diving and boat rentals are available from one of the fifteen marinas presently located around Clear Lake. Nearby marinas which offer slips that accommodate vessels ranging in size from 30 to 100+ feet include South Shore Harbour Marina, Waterford Harbor Yacht Club & Marina, Lakewood Yacht Club, Houston Yacht Club and many more. [www.southshoreharbourmarina.com](http://www.southshoreharbourmarina.com), [www.waterfordharbormarina.com](http://www.waterfordharbormarina.com), [www.houstonyachtclub.com](http://www.houstonyachtclub.com).
- **League City / Houston Bay Area Medical Hub**, Local medical care facilities and hospitals just minutes from the property include:
  - **HCA Houston Healthcare Clear Lake Memorial Hermann**
  - **Houston Methodist Clear Lake**
  - **UTMB Health League City Campus**
  - **Houston Physicians' Hospital**
  - **Shiners Children's Texas Hospital**

### Property Features

- Sprawling 6.85 acres with fencing; additional access to back ~5 acres from Meadowlark
- ~30 mature oak trees; exterior landscape lighting
- 75' x 30' Workshop with 3 bay doors, office and half bathroom
- 45' covered front porch
- Metal roof
- Updated custom home features 2850-sf, 3-bedrooms, 3-full bathrooms, 1-half bathroom; formal dining or home-office with 2 sets of pocket doors; den with Brazilian hardwood floors, custom built-in hutch shelves and storage; family room with frameless wall-of-windows and Brazilian hardwood floors; renovated kitchen with Bosch stainless steel appliances; breakfast area with plantation shutters; laundry room with storage; 2-car garage; front covered porch and back covered patio.

## **Property Improvements**

- 2023 4 ton HVAC with 10 year parts warranty
- 2021 Garage door and opener
- 2019 Windows replaced by Renaissance Windows
- 2021 Kitchen remodel:
  - Bosch stainless steel 500 series glass cooktop with automated downdraft vent
  - Bosch stainless steel 800 series microwave
  - Bosch stainless steel 800 series 3-door French door refrigerator
  - Bosch stainless steel 300 series dishwasher
  - Granite countertops, breakfast bar, island and butler's pantry
  - Glass tile backsplash, set subway style
  - Cabinet and drawer custom hardware
  - Professionally painted brick under breakfast bar
  - Farmer's sink, tile flooring and hi/lo breakfast bar
- 2021 Interior remodel:
  - 6" Baseboards, closet shelving and pantry shelving
  - Crown molding throughout
  - Solid wood 3-panel interior doors throughout
  - 14+ custom hardware doorknobs
  - Closet storage cabinets and drawers
  - 3 Exterior doors with 4-panel frosted glass
  - Interior two-tone paint of walls, doors, cabinets and paneling
  - Two sets of pocket doors in formal dining
  - Pocket doors throughout
  - Recessed canned lighting throughout
  - Professionally painted fireplace, built-in cabinets, shelves and storage hutch
  - Dimmer light switches throughout
- 2021 Bathrooms remodel:
  - Oversized soaking tub with removable body sprayers in primary bathroom
  - Glass door walk-in shower with tile surround, overhead and body sprays in primary bathroom
  - 4 Sconce light fixtures and glass tile backsplash in primary bathroom
  - Granite countertops, framed mirrors and upscale custom hardware in primary bathroom
  - Vanity area and built-in sitting area in primary bathroom
  - Private water closet and his/her closets in primary
  - Oversized walk-in seamless glass shower with overhead and body sprays in 2nd bathroom
  - Double sinks and tub/shower combination with body sprays in 3rd bathroom
  - Built-in storage cabinets and medicine cabinets in both secondary bathrooms
  - 2 Sconce light fixtures, linen storage, framed mirror and glass tile backsplash in 2<sup>nd</sup> bathroom
  - 2 Sconce light fixtures, linen storage, framed mirror and glass tile backsplash in 3<sup>rd</sup> bathroom
  - Tile flooring, recessed canned lights and upscale faucets in 3 full bathrooms and 1 half bathroom