

# 4475 Flamenco Gardens League City, TX 77573

MLS 85569995      2008      2,759 SF      9,358 Lot  
4 Bedrooms      3.5 Baths      2-Car Garage      2-Story  
Taylor Morrison      Waterfront Lot



## 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/Foyer - 1<sup>st</sup> Floor      (14'8 x 15'1)

18' ceiling, large chandelier lighting, recessed ceiling lights, crown molding, travertine flooring, black iron decorative banister, wood-stained handrail and carpeted stairway, balcony, solid wood door with beveled opaque glass and ornamental wrought iron, window with plantation shutters, banister, wood-stained handrail, black iron baluster, carpeted stairway, and a coat closet (3'2 x 1'9). Half bath also located here.

### Kitchen - 1<sup>st</sup> Floor      (12'7 x 10'3)

9' ceiling, built-in stainless-steel microwave, dishwasher, oven, gas cooktop, & range hood, disposal, travertine floor, recessed lights, wood-stained cabinets and island with granite countertops, glass fronts, built-in wine rack, garbage can, pots and pans, and baking pan storage, under-cabinet lighting, stone backsplash, breakfast bar with a white stone lower wall facing the living room, a decorative opaque glass door leading to the walk-in pantry, and an under-the-sink water filtration system. Stainless-steel refrigerator included with home. Beautiful views of the lake.

### Living Room - 1<sup>st</sup> Floor      (17'4 x 21'8)

18' ceiling, 2 lower windows with plantation shutters, 2 upper windows with remote-controlled blinds, travertine flooring, recessed ceiling lights, lighted ceiling fan, crown molding, floor to ceiling stone wall with art niche and large cast stone fireplace with gas logs, and a 2<sup>nd</sup> white stone accent wall. Entertainment center (9'6 x 6'9) included with home. Beautiful views of the lake.

### Breakfast Room - 1<sup>st</sup> Floor      (12'7 x 10'9)

9' ceiling, built in bench seating, windows with plantation shutters, crown molding, chandelier lighting, travertine floor, table & three chairs included with home. Opens to backyard & covered porch. Beautiful views of the lake.

**Dining/Office - 1<sup>st</sup> Floor (16'6 x 10'3)**

9' ceiling, 2 windows with plantation shutters, wainscot walls, crown molding, travertine floor, glass/wood sliding door leading to kitchen, chandelier lighting, recessed ceiling lights, wall sconces. Located at front of home. Close to ½ bath and kitchen.

**Primary Bedroom - 1<sup>st</sup> Floor (12'6 x 18'11)**

9' ceiling, bay windows with plantation shutters, crown molding, and carpet flooring. Private entrance to bedroom. Private bath attached. Beautiful views of the lake.

**Primary Closet - 1<sup>st</sup> Floor (11'7 x 6'3)**

9' ceiling, custom closet shelving with 8 drawers, 12 shelves for shoes/bags, 2 jewelry drawers with locks, clothes rods, carpet.

**Primary Bath 1 - 1<sup>st</sup> Floor (11'1 x 12'4)**

9' ceiling, wood cabinetry with granite countertops, two sinks and vanity area, plate glass mirror, tile flooring, walk-in shower with sitting ledge, large opaque window above spa tub with plantation shutters, private toilet area

**Bedroom 2 - 2<sup>nd</sup> Floor (10'1 x 10'6)**

8' ceiling, green wall, black trim, white wainscoting, window with plantation shutters, lighted ceiling fan, recessed ceiling lights, carpet, large walk-in closet (7 x 6) with built-in cabinets and clothes rods.

**Bedroom 3 - 2<sup>nd</sup> Floor (11'2 x 11'7)**

8' ceiling, Light blue walls, white trim, carpet, window with plantation shutters, double door closet, lighted ceiling fan, access to attic

**Bedroom 4 - 2<sup>nd</sup> Floor (12 x 13'7)**

8' ceiling, dark blue walls, white trim, laminate flooring, window with plantation shutters, modern ceiling fan, large walk-in closet (6 x 4'4), 7 wall outlets, 1 cable outlet

**Half Bath - 1<sup>st</sup> Floor (3'7 x 6'10)**

9' ceiling, travertine floor, pedestal sink, wall mirror, wall light and recessed lights, hand towel holder, handrail, toilet

**Bathroom 2 - 2<sup>nd</sup> Floor (7'8 x 5'3)**

8' ceiling, blue walls, window with plantation shutters, plate glass mirror, stained wood cabinet with sink, tub/shower combo, wall lights, toilet, towel rack, tile floor, curtain rod

**Bathroom 3 - 2<sup>nd</sup> Floor (5'8 x 10'3)**

8' ceiling, gray walls, plate glass mirror, stained wood cabinet with granite countertop and 2 sinks, tub/shower combo, wall lights, toilet, towel rack, tile floor, curtain rod, wall lights, and medicine cabinet.

**Game/Media Room - 2<sup>nd</sup> Floor (12'8 x 18)**

12' gambrel ceiling, corrugated metal wainscoting, 2-tone blue walls, blue built-in cabinets, recessed lights, light sconces, carpet, 2 windows with plantation shutters, large TV area

**Utility Room - 1<sup>st</sup> Floor (6'5 x 6'3)**

9' ceiling. Wall shelves, clothes rod, pex plumbing glass cabinet, travertine floor, fluorescent lighting, 2 security alarm systems (not used). Washer & Dryer included with home.

**Garage - 2 Car (18'1 x 22'1)**

Painted sheetrock walls, epoxy flooring, wall Shelving, garage door replaced 07-23, door opener with 2 remotes, garage door recently replaced, fluorescent and LED ceiling lights

**Front Yard**

Large covered porch, landscaping - updated 03/2024, rain gutters, underground sprinkler system - serviced 03/2024, stone path from driveway to backyard gate, decorative water hose holder attached to home

**Backyard**

Beautiful views & direct access to the lakes and walking trails, covered porch with lighted ceiling fan and tile flooring (14 x 10), left wood fence - recently replaced, black iron fence - gate needs to be replaced, right wood fence - age unknown, landscaping - updated 03/24, rain gutters, underground sprinkler system - serviced 03/2024, water softener system - connected to equipment under kitchen sink

**Energy Efficient Items**

Roof - 30-year architectural shingles, 16 years old  
Brick, stone, and cement board siding  
HVAC - Furnace with ICM surge protector replaced - 3/07/2024  
Central A/C - 2 units - history unknown  
Water Heater - 2 units - history unknown  
Electronic thermostats - 2 units

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

Maytag Centennial MCT (Commercial Technology) Dryer, Model MEDC215EW0, Serial M52175461  
Maytag Centennial MCT (Commercial Technology) Washer  
GE Profile Refrigerator, Model PSHS6TGXCD22, Serial TR402206  
Entertainment Center, 9'5 x 6'9  
Round wood table and three chairs

**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.

## All Properties 360 Property View

# 4475 Flamenco Gardens, League City, Texas, 77573 Galveston County

### Photos



This home is a builder's beauty, with lots of special features and gorgeous views of the lake!



The home has an "Austin TX" kind of feel with 18' ceilings, large chandelier lighting, recessed lights, crown molding, neutral faux paint and travertine floors. Everything is just bigger, better, and bolder in this house!



To the right of the entry is a dining room/office. The middle door is a half-bath. Straight back is the living room.



This room could serve as a flex room. So far, it has been used as a dining room, office, and exercise room. Too much blue for your taste? The wainscotted walls would look fabulous in white as well!



This flex/dining/office room opens directly to the entry way and kitchen.



The kitchen features plenty of storage space, granite countertops, great lighting, and travertine floors.



Beautiful cabinetry and under-cabinet lights finish out the kitchen.



The kitchen also features a decorative opaque glass door leading to the walk-in pantry, a wine rack, and glass cabinet doors. PLUS! The refrigerator stays with the house!



Travertine floors, plantation shutters, and serene lake views make downstairs the place to be. Table and chairs stay with the home.



An overview of the breakfast room and kitchen area. Note the white stone breakfast bar wall as an added feature!



A view of the kitchen and living room from the breakfast area. The table, chairs, refrigerator, and entertainment area stay with the home.



Experience 18' ceilings bathed in natural light from elegant plantation shutters and upper windows with convenient remote-controlled blinds.



From the living room to the front door



The 1/2 bath is located in the entry hall between the living room and dining/office.



The door to the right of the stairs is a coat closet. The hallway to the right leads to the primary bedroom.



The primary bedroom has an elegant feel with lofty 9-foot ceilings, sophisticated crown molding, plush carpeting, and million-dollar views of the lakes.



The primary bedroom is connected to a large private bathroom, toilet, and closet.



The walk-in shower has a convenient sitting ledge and 4 wall spray nozzles to get you extra special clean!



Indulge in the luxury of a spa tub and beautiful cabinets with dual sinks.



How about a big custom walk-in closet that has 8 built-in drawers, 12 shelves, and 2 secure jewelry drawers that can be locked with a key?



Sweet!



So many beautiful custom features!



Looking out from the balcony, the home is just spectacular.



This game/media room is big and fun. Seriously.



A full bathroom is located next door to the game/media room and a 4th bedroom upstairs.



This bedroom delights the senses with green walls, black trim, and contrasting white wainscoting. Natural light filters through a window adorned with plantation shutters, and plush carpet underfoot adds warmth and comfort. A spacious 7x6 walk-in closet includes 2 tall cabinets and ample hanging space for a well-organized wardrobe. This room is located next door to a bathroom.



This soft blue bedroom is located next to a third bathroom.



The 3rd full bathroom is located between the 2 bedrooms upstairs.



This dark blue bedroom has durable laminate flooring and is illuminated by a contemporary ceiling fan. Convenience is key with seven power outlets and a cable outlet!



This two-story brick home has a spacious, well-maintained backyard and a gorgeous view of the lakes.



No cable or power lines to look at! Just 100% pure beauty.



This aerial photo showcases a spacious, well-appointed suburban neighborhood with large single-family homes, manicured lawns, and an attractive community pond with a fountain feature. The area provides open green spaces and appears peaceful, ideal for those seeking a serene living environment.



Walk right out your very own gate and head down to the lake!



Mar Bella is a strict HOA community



The community of Mar Bella consists of over 1300 homes.



Residents can enjoy catch & release fishing, nature at it's finest, and miles of walking trails.



Mar Bella's community pool is absolutely jawdropping and the best in the area!



The community pool is open from sunrise to 9pm Tue - Sun.



The playground is extremely available and extremely popular with our residents.