



**KIMBERLY HARDING GROUP**

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## **216 Willow Pointe Drive, League City, Texas, 77573**

### **Centerpointe Subdivision**

Centerpointe is a highly sought-after community in the heart of League City, offering the perfect blend of comfort and convenience. Located 2-minutes from I-45, residents enjoy quick access to Houston, Galveston, and nearby attractions. Centerpointe is close to NASA's Johnson Space Center, Baybrook Mall, top-rated medical centers, restaurants, shopping, and popular entertainment destinations like Kemah Boardwalk, Space Center Houston, and Moody Gardens. The neighborhood is proudly zoned to the award-winning Clear Creek Independent School District, and offers a neighborhood park, pool and playground.

### **Property Improvements & Updates**

- Low tax rate of 1.67 (no MUD tax, PID is dissolved)
- New roof installed in 2020 with Windstorm Certificate (Wpi-8)
- New exterior paint 11/2025
- New interior paint including baseboards, trim, doors and frames – 10/2025
- New carpet installed throughout entire home – 10/2025
- Fresh mulch and flowers in flower beds - 11/2025
- Replaced door frames at back patio – 10/2025
- Replaced exterior window screens – 11/2025
- Replaced 5 soffit vents 10/2025
- New upstairs bathroom light fixture – 10/2025
- Pressure washed exterior home and walkways - 2025