

1448 N Riviera Circle

COMPASS

Features & Amenities

House Overview

Bedrooms	3	Year Built	2001 per HCAD
Baths	2 Full	Garage	2 Car Attached
Square Feet	2,474 per HCAD	Neighborhood	BellVita at Green Tee
Lot Size	12,125 per HCAD		

OVERALL

- Located in desirable Bellavita at Green Tee, a desirable 55+ gated community
- Manned security gated community entrance
- Situated on a cul-de-sac
- One of the largest lots in Bellavita, per seller
- Incredible community features resort-style living with clubhouse with library, billiards, ballroom, & fitness center, plus a swimming pool & spa and stunning 11-acre lake & 1 mile walking trail
- HOA includes basic cable, internet, front yard maintenance (mowing, edging, trimming of trees & bushes, weeding, fertilizing & mulching as needed), maintenance of the front exterior door every two years, front yard sprinkler system maintenance
- Full house generator, serviced March 2024
- HVAC, 2016
- Water heater, 2021 (seller is unaware if it functions properly as it is not turned on - it could be simply lighting the pilot)
- Roof: most likely original, per seller
- Convenient access to shopping and dining

- Home is being sold as an estate sold "as-is." Seller has never lived in the home so has little, if any knowledge, of the condition/information regarding the property

FRONT EXTERIOR

- Charming curb appeal
- Brick exterior
- Gutters
- Covered front entry
- Double-wide driveway leads to 2 car garage with automatic garage door opener
- Sprinklers

BACK EXTERIOR

- Expansive grass space
- Pool-sized backyard
- Covered patio with ceiling fan
- Patio space offers room for outdoor furniture
- Gutters
- Fully fenced yard
- Sprinklers

ENTRY

- Wooden front door with beveled glass inlay
- Light fixture
- Room for entry table
- Art niches

STUDY

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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Features & Amenities

- Flexible space; could make an ideal playroom, study, formal living room
- French doors
- Large window overlooking the front yard with window blind
- Ceiling fan
- Crown molding

FORMAL DINING ROOM

- Decorative light fixture
- Crown molding
- Light-filled room with windows with blinds

KITCHEN

- Gas 4 burner GE cooktop
- Stainless steel Samsung dishwasher
- Double sink
- Recessed can lights
- Ceiling fan over island
- Open floor plan with breakfast nook and family room
- Pantry closet
- Breakfast bar
- Lots of cabinetry/storage
- Breakfast nook with windows overlooking the backyard
- Crown molding

FAMILY ROOM

- Light and bright room
- Open floor plan with kitchen and breakfast nook
- Windows with window blinds
- Display shelves and storage cabinets
- Fireplace with gas connections
- Spacious size
- Ceiling fan
- Crown molding
- Engineered hardwood floors

PRIMARY SUITE

- Room for king size bed
- Ceiling fan
- Large window with window blinds

PRIMARY BATHROOM

- Dual vanities (one with a vanity knee space)
- Jetted tub
- Separate shower with built-in bench seat and soap niche
- Separate water closet
- Linen closet
- Huge walk-in closet
- Recessed can lights
- Ceiling fan

SECONDARY BEDROOM #1

- Closet
- Windows with window blinds
- Hardwood floors
- Ceiling fan

SECONDARY BEDROOM #2

- Closet
- Door that exits to side of the house
- Ceiling fan

GUEST BATHROOM

- Bath/shower combo
- Linen Closet
- Vanity with storage

UTILITY ROOM

- Entry door from hallway
- Exit door to attached 2 car garage
- Lots of cabinetry
- Washer/dryer connections
- Hanging bar for laundry
- Storage closet
- Countertop for desk area