



KIMBERLY HARDING GROUP

4426 Running Pine, League City, Texas, 77573

Claremont Park Subdivision

Claremont Park is a friendly, family-oriented neighborhood in League City. Known for its well-maintained homes, mature trees, and community park, it's a peaceful place with a strong sense of community. Its prime location near the NASA Parkway Bypass offers quick access to I-45, making commutes to Houston and Galveston a breeze. Residents also enjoy close proximity to NASA/JSC, Baybrook Mall, top-rated medical facilities, and a variety of restaurants and entertainment venues including Space Center Houston, Haak Winery, and Kemah Boardwalk.

Property Features

- Walking distance to Clear Creek ISD's Creekside Intermediate School and Clear Springs High School
- Walking distance to Claremont Park's community pool, park and greenspace
- Never flooded per seller
- Low tax rate of 1.718
- Fully bricked on all four sides
- Walk-in closets in every bedroom
- Master bedroom with linen closet and medicine cabinet
- Exterior light fixtures
- Laundry room with additional plumbing for future sink
- 3-car garage with plumbing for future sink
- Private backyard with no back neighbors
- Professional landscape with routine maintenance
- Back covered patio with ceiling fan (patio furniture included)
- Semiannual HVAC maintenance & service by Victory Comfort Solutions
- Hurricane plywood window covers included; window screens in attic

Property Updates

- Roof - \$24,563 in April 2023; 30-year architectural shingles.
- Exterior back door (July 2025)
- Exterior garage side door (July 2025)
- Garage door opener (July 2025)
- New LVP flooring family, dining & utility (July 2025)
- Light fixtures and hardware in bathroom (July 2025)
- Upgraded A/C, microwave, JennAir dishwasher and fence
- New 30" GE wall oven (July 2025)
- Door hardware throughout (July 2025)
- Hot water heater (January 2025)
- Heater (January 2025)
- Door hardware throughout (July 2025)
- New carpet in bedrooms (July 2025)
- New interior paint (July 2025)

Non Realty Items Included: Samsung smart TV & mount, patio furniture, kitchen refrigerator

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