

Upgrades for 2504 Rosa Rita Dr, League City, TX, Sedona

CERVELLE HOMES MOST POPULAR 1 STORY FLOORPLAN!

- **254 Plan with "Big Kahuna" Garage** in Sedona Section 6 (**Original Owners June 2019**)
- **4 bedroom, 3 full bathrooms**, split-plan with game/flex room, extra large kitchen with 48x48 island, large sliding window over kitchen sink overlooking **2 car porte-corche and 4-car garage (21'x40')** with **16x10 garage door & 8x7 garage door in rear** (technically 3.5 car due to stair case and half bath)
- **Over garage is living space** (approx 1364 sqft) with 2 rooms & **2 mini-splits plus ½ bath** in downstairs area of garage with cedar & corrugated metal on walls
- **6" gutters on entire house and garage**
- Recently installed **"Flaco" back patio** with stained wood cathedral ceiling and cedar decorative beams that connects home to garage, leaving no uncovered space from home to garage (**Installed May 2025, Approx \$20K**)
- **AGENT 360 hard-wired security camera system**, complete w/monitor & storage drive (\$25K value transferrable to new owner with no balance and no monthly fees)
- **4" Plantation shutters & Solar screens** on the (3) family room windows
- **Wood-look porcelain tile flooring** in family room, kitchen, breakfast, hallway leading to entryway, hallway at bedrooms, & bedroom in front of kitchen.
- **20"x20" Porcelain tile** in entry, utility room/pantry, and 3 full bathrooms
- **Updated SS LG 3 Rack Dishwasher**
- Stacked stone fireplace wall with mantle (ready for large tv above)
- Custom floating shelves installed on each side of fireplace
- **Granite** counter tops & **Stainless appliances** in kitchen
- Utility Room/Pantry has recently installed custom turquoise painted built ins, stone wall & new pantry shelves (ready for new double doors)
- Custom forest mural in middle bedroom
- Recently installed custom picture-frame molding on walls in flex-room, painted "Poker table/baseball turf" green
- **Custom barn doors** in front of game/flex room
- **Custom shiplap wall over master bath vanity w/gold framed mirrors & sconces**
- Recently installed custom chair rail & lower picture frame molding in master bedroom painted all white with royal blue on upper walls
- **Freshly painted all main area walls**, including entry, kitchen, family room, hallway, both front bedrooms and 3 full bathrooms **Sherwin Williams Satin Alabaster White**
- **PEX WATER LINES**
- **SPRAY FOAM INSULATION IN ENTIRE HOME: Walls & Ceilings plus UPPER GARAGE: Walls & Ceilings**
- **Sec 5 TOTAL TAX RATE: 1.65 - 2025 TOTAL TAXES per GCAD with Homestead Exemption \$6,147.99**
- **Sedona HOA \$300/year**
- **CCISD: Bauerschlag, VLI, Clear Springs**

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