

2414 Trocadero Ln League City, TX 77573

MAR BELLA SEC 15-A & B (2016) ABST 2 & 67, BLOCK 2, Lot 30, ACRES 0.17

Built 2018	7,557 Lot	4,216 SF
5 Bedrooms	4 Bathrooms	2-Car Garage
Castle Rock	Laguna II Floorplan	



FEATURES - 1st Floor

Entry/Foyer

Mahogany & 3 x 6'8 glass exterior door with transom side windows
20' ceiling
10' tray ceiling in Gallery
Wood plank flooring
Recessed lights
Six (6) art niches
Oversized baseboards
Ebony-stained staircase with black iron balusters and carpet
Coat closet
Oversized baseboards
Key pad to security system

Living Room

16'2 x 18'10

20' ceiling
Wood plank flooring
Lighted ceiling fan
Gas fireplace with tile backsplash and TV outlet
Floor plug with brass cover
Gas log fireplace
Motion Detector
Universal Outlet location, TV wall mount and HDMI wall outlet
Oversized baseboards
Three tall windows opening to the backyard

Kitchen

16'3 x 16'6

10' ceiling
Oversized kitchen
Tile floor
Under cabinet lighting
Center island

GE Stainless Dishwasher
GE Built-in Stainless Electric Wall Oven
GE Built-in Stainless 4-Burner Gas Cooktop
GE Stainless Range Hood
Phone line outlet
Central vacuum outlet
Maple Kitchen cabinets & island with built-in wine rack
Carrara kitchen countertop with demi bullnose
Glass/stone mosaic kitchen backsplash
Oversized baseboards
Walk-in pantry
Built-in cabinet for recipe books and decor
Separate coffee/dry bar

Breakfast Room **16'3 x 8'9**

10' ceiling
Tile floor
Three (3) large windows with curtain rod
Full length glass door access to back covered patio
Oversized baseboards

Dining Room **13'8 x 11'1**

10' ceiling
Wood plank floor
Chandelier
Two (2) large windows with curtain rods
Oversized baseboards

Study/Office **11'7 x 13'5**

10' ceiling
French doors
Wood plank floor
Large windows with curtain rod
Media outlet
Oversized baseboards

Half-Bath **4'8 x 7'2**

Wood plank floor
Oversized baseboards
Built-in cabinet
Pedestal sink, toilet, decorative wall mirror and wall lights

Utility/Laundry Room **6'6 x 10'1**

10' ceiling
Tile floor
Electric washer connections
Electric/gas dryer connections
Storage shelves
Oversized baseboards

Garage **19'6 x 20**

Overhead Storage Racks
Master Central vacuum location
2 car garage with door keypad and remote opener

Primary Bedroom **16'2 x 27**

Includes large sitting area (11'6 x 10'8)
12' ceiling height
Carpet floor
Three (3) Large windows with curtain rods
Tray ceiling
Entrance door is 3 x 6'8 – handicap accessible
TV wall mount, 9 outlets, 2 media outlets, 2 phone/media outlets
Surround sound pre-wire, Subwoofer & 4 ceiling speakers
Central Vac plug

Primary Bath **11'9 x 12'8**

10' tray ceiling
Inlaid tile floor
Walk-in closet (8'6 x 7'4) with Security Wire Panel location, Structure Wire Panel & Electrical outlet
Walk-in closet (5'2 x 9'10)
Linen closet
Private toilet area (4 X 3)
Full length dressing mirror
Large window with curtain rod above semi-private tub area
Double sinks with white marble countertops
Large walk-in shower with tile backsplash

1st Floor Back Covered Porch **30'4 x 9'10**

Electrical outlet on ceiling
Dedicated eaves undermount outlet with separate switch (Holiday Outlet)
Metal fencing

FEATURES - 2ND FLOOR

Two (2) Central Vac Connections located upstairs in the central hallway

Bedroom 2 **11'0 x 19'9**

Connects to a private covered porch with wrought iron balcony railing
9' ceiling
Carpet floor
Three (3) large windows
Walk-in closet
3 outlets, 1 phone/media outlet

Bedroom 3 **17'9 x 12'8**

9' ceiling
Carpet floor
Walk-in closet
Large window with curtain rod
5 outlets, 1 phone/media outlet

Bedroom 4 **11'9 x 10'10**

9' ceiling
Carpet floor
Large window with curtain rod
5 outlets, 1 phone/media outlet

Bedroom 5 **12'5 x 16'10**

9' ceiling
Carpet floor
Walk-in closet
Two (2) large windows with curtain rods
5 outlets, 1 phone/media outlet

Bathroom 2 **7'2 x 8'5**

9' ceiling
Tile floor
Tub/shower combo, toilet, cabinet, single sink
Birch cabinets with white marble countertops and double eased edging
Cultured marble sinks in bathrooms 2 and 3 with square edging

Bathroom 3**5'4 x 10'10**

9' ceiling
Tile floor
Decorative wall lights
Birch bath cabinets
White marble countertop with double eased edging
Tub/shower combo, toilet, cabinet, single sink

Media Room**18'1 x 10'2**

10' ceiling
Carpet flooring
Canned ceiling lights
Surround Sound Package featuring premium, flush mount speakers, a Blu-Ray player, mountable center speaker, powered subwoofer, 5.1 Network AV receiver, RF universal remote, IR/RF repeater system, & surge protection
Surround sound, subwoofer, Media & HDMI outlets
Decorative wall trim

Game/Exercise Room**16'1 x 21'6**

9' ceiling
Carpet flooring
4 flush mount speakers, surround sound, subwoofer, TV outlet
French door access to 2nd floor covered patio
Two windows with curtain rods
Oversized baseboards

MORE GREAT FEATURES!

Rain gutters
8' tall interior doors throughout home
Lever door hardware for easy opening
Water irrigation system front and back
Element Central Vacuum system throughout home

2nd Floor Outdoor Balcony**30'4 x 9'10**

Dedicated eave undermount outlet with separate switch (Holiday Outlet)
Wrought iron balcony railing

AVERAGE MONTHLY UTILITY COSTS

Electric (Clear Sky Energy) - \$231.52
Gas (Center Point Energy) - \$56.46
Water, Sewer, Trash (League City) - \$65.92

ANNUAL INSURANCE COSTS

Wind - \$3,709

Home/Hazard - \$946.99

TAXES

Total Tax Rate: 2.203210

Current Estimated Taxes: \$6,847.88

Estimated Taxes Without Exemptions: \$8,962.39

LEAGUE CITY, TX

Studies by US News & World Report, GOBankingRates, and ConsumerAffairs shows League City ranks:

2nd Best Place to Live in Texas

4th Safest & Most Affordable City in U.S.

6th Best Place to Live in U.S.

7th Most Affordable, Fastest Growing City in U.S.

8th Best City to Move to in Texas

25th Best Place to Retire in U.S.

MAR BELLA COMMUNITY

Voted the prettiest neighborhood in League City, TX, Mar Bella is a large coastal-style community with lakes and parks consisting of 531 acres of land, 40 acres of lakes, and 1300+ homes.

Mar Bella is known for its family-friendly atmosphere and proximity to Clear Lake and Galveston Bay. Residents enjoy resort style amenities including a huge community pool, splashpad, playground, and walking trails. Special events are held throughout the year to help neighbors meet neighbors!

EDUCATION

Mar Bella is zoned to Clear Creek Independent School District, the main public school district serving most of League City and the Clear Lake area. Located next door to the Mar Bella community, students attend Education Village, a unique concept combining elementary, intermediate, and high school on one large modern campus with advanced labs, gyms, and specialty learning space.

Schools include:

- **Sandra Mossman Elementary**
- **Bayside Intermediate School**
- **Clear Falls High School**

In addition to Clear Creek ISD, Mar Bella buyers appreciate several nearby private school options including Bay Area Christian, St. Mary Catholic School, and Montessori programs.

PLEASE VERIFY ALL INFORMATION!