

**708 ARLINGTON POINTE DR
LEAGUE CITY, TX 77573**

FEATURES:

- Single-story Meritage home in highly desirable Centerpointe subdivision near UTMB & NASA
- 4 bedrooms, 3 full bathrooms
- 10' ceilings throughout
- **4 CAR GARAGE** (approx. 770 sq. ft. total) w/ epoxy floor, utility sink, 2 windows, extra lighting, door to a second patio, & triple wide driveway
- Large 4th garage tandem bay (18' x 12', approx. 200 sq. ft.) w/ ceiling fan, window a/c, 220 VAC outlet, ideal for workshop and/or storage
- New garage door opener/springs 2025
- Large Master with in-suite bathroom, jetted tub & large walk-in closet
- Family room pre-wired for surround sound
- Open & highly flexible floor plan
- Eighteen-inch neutral matte ceramic tile throughout (no carpet)
- Front rooms can be either open concept or private workplaces
- Upgrades include skylight, Fagor gas cooktop, & soft close drawers in kitchen, new water heater in 2025, full yard sprinkler system, new landscaping with several trees front & back
- HVAC system upgraded to a Trane 14 SEER system in 2019
- Security system & cameras
- Radiant barrier in attic for energy savings
- 200 sq. ft. covered back patio & second patio off garage
- Backs up to green area with no neighbors directly behind
- **VERY LOW TAX RATE** (approx. 1.66%)
- Short & quiet cul-de-sac
- Quick & easy access to major highways (I45, TX 3, Main Street (518), & League City Blvd)