

HOME *features*

4817 PIARES LANE, LEAGUE CITY
MAR BELLA



4 BEDROOMS



3 1/2 BATHS



2692



CULDESAC

Listed at: \$450,000

HOME FEATURES

- 4 Bedrooms
- 3.5 Bathrooms
- Cul-de-sac location
- Dramatic wrought iron staircase
 - Soaring ceilings
- Catwalk overlooking the living area
- Beautiful picture windows in the living room & breakfast area
 - Tile downstairs
- Engineered wood in primary bedroom and Gameroom
 - Spacious game room
- Extra flex space with options to expand the game room or create a bonus room
- Pre-wired for speakers & surround sound
 - Laundry room with barn door

KITCHEN FEATURES

- Granite countertops
 - Farmhouse sink
 - Gas stove
- Large island with breakfast bar
 - Pendant lighting
- Built-in coffee or bar station

SMART HOME & SECURITY FEATURES

- Alexa-enabled smart switches throughout most of the home
 - Ring doorbell
- SimpliSafe security system

UPGRADES & SYSTEMS

- New outdoor AC condenser- March 2026
- Evaporator coils replaced- March 2026
 - PEX plumbing
- Whole-house surge protector
- Generator interlock connection
- New carpet in upstairs bedrooms
- Full automatic sprinkler system with timer
- Upgraded KitchenAid and Bosch appliances
 - Full gutters
- Complete hurricane shutters with all hardware included
 - Permanent wall mounting bolts professionally installed (\$1,600 upgrade)
- Gas connection for outdoor grilling or future outdoor kitchen
 - Covered patio
- Lush landscaping

Melanie Ehrlich

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