



SELLER BRAG SHEET

4527 Estella Court, League City, TX 77573

What we love most about this home (and that someone else would love too):

Open concept. Lots of room to spread out. Beautiful backyard, pool and view!

What we love most about the location of this home:

Marbella is a wonderful neighborhood to raise your kids and the Education Village is a great set of schools.

Age of the following items: (if they've never been replaced, enter the year you purchased the home)

- Roof - 2024
- Water Heater - 2017
- A/C Unit 1 - downstairs: 2017
- A/C Unit 2 (if applicable) - upstairs: 2024
- Fence (if applicable) - all wooden fencing in 2022

Type of Flooring - tile and carpet

Countertop Material - marble

Improvements and/or Remodels done to the property since purchase:

Item	Year
<u>cabana refinished and restained</u>	<u>2025</u>
<u>Master bath/shower full remodel with floor to ceiling tile</u>	<u>2024</u>
<u>Replaced outdoor fans & lights</u>	<u>2025</u>
<u>pool, deck & cabana</u>	<u>2018</u>

Other notes about the property:

Reverse osmosis water system at kitchen sink
 Ceiling fans in all bedrooms, office, and living room
 Programmable smart thermostats
 Programmable smart pool controls