

2391 Santa Luz Path

Why You'll Love Living Here

From the moment you enter, you are greeted with peaceful water views that continue throughout the home. The open-concept layout, media room pre-wired for sound, private office, and upstairs family/game room create a flexible and functional living space. The primary suite offers a private retreat with seating area, walk-in closet, double sinks, bidet-equipped bathroom, soaking tub, and serene water views. Combined with extensive upgrades, energy-efficient features, smart wiring, and strong maintenance history, this home offers a rare combination of comfort, efficiency, and lifestyle in one of Mar Bella's most sought-after locations.

Property Highlights & Amenities

Home Features

- 3,515 square feet
- Two-story home
- 4 bedrooms
- 2.5 bathrooms
- Built in 2013
- Spacious 3-car garage
- Located on a quiet cul-de-sac

Stunning Waterfront Views

- Breathtaking pond and fountain views from the rear of the home
- Water views visible the moment you enter through the front door
- Serene waterfront views from the primary bedroom
- Private seating area in primary suite overlooking the water
- Beautiful water views from multiple upstairs rooms, including two secondary bedrooms and the upstairs family/game room
- Peaceful backyard setting with no rear neighbors directly behind the home
- Wrought iron rear fence maintained by the HOA
- Front-row views of holiday fireworks from Kemah Boardwalk, League City, and Bacliff

Energy Efficiency & Systems

- Radiant attic barrier for improved energy efficiency
- Blown fiberglass attic insulation
- Attic ventilation system for improved airflow and temperature control
- Insulated Low-E windows throughout the home
- HVAC system serviced annually with routine maintenance
- Ceiling fans installed throughout the home for added comfort

Safety & Smart Home Features

- Pre-wired alarm system for security setup
- Smoke detectors installed throughout the home
- Ethernet connections throughout the home for fast, reliable internet access
- Pre-wired media room for surround sound system installation

Recent Updates & Maintenance

- New roof
- Brand-new carpet throughout the home
- Custom-designed primary bathroom shower
- Freshly painted interior rooms
- New range/oven
- New microwave
- New dishwasher
- New glass installed in the front entry door
- Exterior professionally pressure washed
- Recently replaced side-yard fences and entry gates
- Professionally installed landscape lighting enhances the front exterior
- Lawn recently treated for ants and professionally sprayed for seasonal maintenance

Interior Features

- Spacious open-concept floor plan
- Large open family room with abundant natural light and water views
- Dedicated media room ideal for movie nights, gaming, or home theater
- Private front office on the first floor—perfect for working from home or studying
- Laundry room conveniently located just inside the home from garage entry with electric and gas dryer connections
- Crown molding throughout living spaces adds a custom, elevated finish
- Under-cabinet lighting in kitchen adds warm, modern illumination
- Upstairs family/game room with beautiful water views
- Move-in ready with extensive updates and consistent maintenance

Primary Suite

- Spacious primary bedroom with peaceful water views
- Private seating area overlooking the water
- Large walk-in closet
- Beautifully updated custom-designed primary bathroom shower
- Separate soaking tub in the primary bathroom
- Double sinks in the primary bathroom vanity
- Bidet installed in primary bathroom
- Relaxing retreat-style layout with natural light and scenic view

Outdoor Living

- Peaceful backyard overlooking community pond and fountain
- Covered patio ideal for outdoor dining, relaxing, and entertaining
- No rear neighbors for added privacy
- Beautiful sunsets reflected across the water
- Spectacular holiday fireworks views from Kemah Boardwalk, League City, and Bacliff

Mar Bella Community Amenities

- Recently renovated community swimming pool
- Splash pad
- Playground
- Over 3 miles of scenic walking and jogging trails around neighborhood ponds
- Active HOA with monthly community events and activities
- Walking distance to pool, playground, splash pad, and trails
- Near Azahar Court, one of League City's premier Christmas light destinations

Schools (Education Village – Clear Creek ISD)

Zoned to the highly acclaimed **Education Village**, a unique K–12 campus featuring:

- Mossman Elementary School
- Bayside Intermediate School
- Clear Falls High School
- Short walk or bike ride to campus

Location Benefits

- Convenient access to shopping, dining, healthcare, and major commuter routes
- Close to Kemah Boardwalk, Galveston Bay, and NASA
- Near the upcoming Lilac Business Park featuring restaurants, retail, entertainment, fitness centers, brewery, childcare, and more