

2406 Santiago Ln League City, TX 77573 – 1518

MAR BELLA SEC 10-D (2011) ABST 67, BLOCK 1, LOT 22, ACRES 0
1,848 SF 10,881 LOT BUILT 2012 3 BED 2 BATH 2 GARAGE
Taylor Morrison



\$339,900

FEATURES & AMENITIES

ENTRY

11' ceiling
Solid wood door with heavy beveled translucent glass and wrought iron bars
Transom window above and on side of door
Wood flooring
Ceiling lights
Wall niche

LIVING ROOM

9' ceiling
Wood flooring
(2) windows with white shades and curtains
Gas log fireplace with wood mantel
Lighted ceiling fan

KITCHEN

9' ceiling
Tile flooring
Upper and lower cabinets with granite countertops, drawers, cabinets, and pulls
Island with granite countertop, drawers, cabinets, and pulls
Breakfast bar with granite countertop
GE black gas stove
BE black built-in microwave
Whirlpool black dishwasher
Recessed ceiling lights

BREAKFAST ROOM

9' ceiling
Tile flooring
(2) windows with white shades and curtains
Lighted ceiling fan
Door to backyard

OFFICE/STUDY

9' ceiling
Wood flooring
Window with white shades and curtains
French doors
Lighted ceiling fan

PRIMARY BEDROOM

9' ceiling
Carpet flooring
Three bay windows with white shades
Lighted ceiling fan
Double door entry to the primary bathroom

PRIMARY BATHROOM

9' ceiling
Tile flooring
Large window with white shades and curtains
Large frosted glass window with curtains
Cabinets with cultured marble countertops, double sinks, drawers, and pulls
Plate glass mirrors
Soaking tub and walk-in shower
Decorative wall lighting
Private toilet area
(2) walk-in closets

BEDROOM 2

9' ceiling
Carpet flooring
Window with white shades and curtains
Lighting ceiling fan

BEDROOM 3

9' ceiling
Carpet flooring
Window with white shades and curtains
Lighted ceiling fan
Double-door closet

UTILITY ROOM

9' Ceiling
Tile flooring
Clothes rod and (2) shelves
Electric & gas dryer hookups
Clothes rod & shelves
Pex plumbing central box

EXTERIOR

Stone, brick, and cement board siding
Fenced-in backyard
Front and backyard landscaped
Backyard pergola with lights

REPAIRS

AC inspected for leaks (Falls AC & Heating) – 05/28/26
Gas meter line to bonded to wall of home (Texas Quality Plumbing, LLC) – 05/28/26
Roof repaired for leaky vent (Wabo) – 06/24/26
All AC filters replaced - 08/20/26
HVAC taken apart and cleaned; ductwork cleaned – 07/26

ADDITIONAL FEATURES

Water heater replaced - Aug 2025
Whole home water softener
Pex plumbing throughout home
Extended backyard patio landscaping & pavers
Tall toilets installed in both bathrooms – 2024
Radiant attic barrier on roof

NON-REALTY ITEMS

1. LG 26.2 cu. ft. Side-by-Side Refrigerator - Model LSXS26336D/11, Serial 104MRMD1Z139
35 7/8 inches wide, 35 3/4 inches deep, 70 1/8 inches high
Finish: PrintProof™ Black Stainless Steel (smudge and fingerprint resistant)
Ice & Water: External dispenser with in-door SpacePlus® Ice System
2. Amazon Fire TV with Remote
3. Backyard Patio Lights

AVERAGE MONTHLY UTILITY COSTS

Electric (Reliant) - \$200

Gas (Center Point Energy) - \$35

Water, Sewer (City of League City), Trash (Ameriwest) - \$99

Water (MUD via City of League City) - \$75

ANNUAL INSURANCE COSTS

Wind – Texas Windstorm Insurance Association- \$2,171 annually – (3/31/26-3/31/27)

Structure insured to \$347,000 replacement cost, personal property \$166,000, 3% deductible

Flood – Assurant - \$893 annually – (4/23/26 – 4/23/27) – TRANSFERABLE!

\$250,000 building coverage with \$1,250 deductible

\$100,000 contents coverage with \$1,000 deductible

TAXES

Total Tax Rate: 2.203210

Estimated Taxes *With* Homestead Exemptions: \$3,624.15

Estimated Taxes *Without* Exemptions: 7,575.28

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!