

Under Contract - Pending on Market

**\$445,791**

Call 7138990437 Today!

## SINGLE-FAMILY, 4 BEDS, 2 FULL BATH(S)

Beautiful New Cervelle Home in Pedregal subdivision in League City Plan 417 with a 4 car detached garage with barn storage above and a 2 car porte cohere out front on a 15,941 sq.ft. lot.. This home includes the standard open cell spray foam insulation, hi eff. Trane HVAC with chronotherm control and variable speed fan with a separate Aprilaire Dehumidifier in system. The kitchen features built in Self Cleaning oven, Microwave, Omegastone Palladio counters, gas cooktop, ceramic tile floors and splash. Cabinetry is the limited edition Maple Barley. Home is plumbed with Pex piping and Manifold water distribution system. Master dual vanities, large shower. Very quiet area with easy access to I45 to Houston, Galveston and Space Center. Worth the time to see this beautiful Cervelle Home with fantastic garages and large lots. Tax rate is 2.09 with no MUD taxes. Large lot with plenty of room to roam and a neighboring retention pond to the rear, very private location.

### GENERAL DESCRIPTION

**Subdivision:** Pedregal

**Property Type:** Single-Family

**Bedrooms:** 4-4

**Baths:** 2 Full

**Stories:** 1

**Garage:** 4 / Detached ,Oversized ,Tandem

**Style:** Traditional

**Year Built:** 2026

**Building Sqft:** 2,170 / Builder

**Lotsize:** 15,941 / Survey

**Maintenance Fee:** \$450 / Annually

**Market Area:** League City

**MLS# / Area:** 59157606 / 33



Get in touch  
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Visit <https://www.har.com/59157606> for more information