



**1274 BELLA LUNA LN, LEAGUE CITY, TX  
77573, USA**

<https://test.houston-re.com>



Discover the pinnacle of luxury living at 1274 Bella Luna Ln, located in the heart of League City, TX. This extraordinary residence offers 4 bedrooms and 3. 5 bathrooms within its meticulously designed 4,572 square feet. Step inside to be greeted by a gourmet kitchen adorned with granite countertops, and an expansive island, seamlessly connecting [...]

**Rooms & Units Description**

**Property title:** 1274 Bella Luna League City Texas 77573  
**Master Planned Community:** Tuscan Lakes  
**HOA Mandatory:** 1  
**Key Map:** 659M

**Room Count:** 4  
**Photo Count:** 40  
**Original List Price:** 750000.00



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## Property Details

<b>Parcel Number:</b> 7243-1002-0013-000	<b>Lot Description:</b> Subdivision Lot,Waterfront
<b>Style:</b> Contemporary/Modern	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 164.04	<b>Acres:</b> 0.5282
<b>Acres Description:</b> 1/2 Up to 1 Acre	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 2	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions

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## Property Features

<b>Roof:</b> Tile	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Pool Private:</b> 1, In Ground	<b>Water Sewer:</b> Public Sewer,Public Water
<b>Siding:</b> Stucco	<b>Water Amenity:</b> Lake View, Lake View

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## Fees & Taxes

<b>Tax Rate:</b> 2.4762	<b>Tax Amount:</b> 23859
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Yes/~ \$3000/ONE-TIME TRANSFER FEE, TL FOUNDATION
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 3000

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

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## Location Details



**Area:** 33

**School District:** 9 - Clear Creek

**School Elementary:** GOFORTH  
ELEMENTARY SCHOOL

**School High:** CLEAR CREEK HIGH  
SCHOOL

**Geo Market Area:** League City

**Zip:** 77573

**County Or Parish:** Galveston

**Directions:** Head south on I-45, take exit 95 to the left, then left on Tuscan Lakes Blvd, right on Via Sienna, then right on San Nicolo Ln, then left on Bella Luna Ln, the house will be on your right.

**School Middle:** LEAGUECITY INTERMEDIATE SCHOOL

**Subdivision:** Tuscan Lakes Sec Sf 90-1

**State:** Texas

**City:** League City

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Finance Available:** Cash Sale,Investor

**DOM:** 16

**Master Planned Community YN:** 1

**Disclosures:** Mud,Real Estate Owned

**Legal:** TUSCAN LAKES SEC SF 90-1 (2005) ABST 18,  
BLOCK 2, LOT 13, AC

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## Courtesy of

**List Office Name:** Luxely Real Estate

