



\$466,465.00

**13709 SORICO BAY DRIVE, TEXAS CITY, TX  
77568, USA**

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

Westin Homes NEW Construction (Albany, Elevation H)  
CURRENTLY BEING BUILT. Two story. 4 bedrooms. 3.5 baths.  
Family room, study and formal dining room. Spacious island  
kitchen open to family room. Primary suite with large walk-in  
closet. Three additional bedrooms, spacious game room and  
media room on second floor. Covered patio and attached 2-car  
garage. Representing [...]

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## Rooms & Units Description





**Property title:** 13701 Sabine Lake Texas City Texas 77568

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media,Utility Room in House

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

**Photo Count:** 29

**Additional School:** MCADAMS JUNIOR HIGH SCHOOL

**Green Certification:** Environments for Living

**Room Count:** 16

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Planned Community:** Lago Mar

**HOA Mandatory:** 1

**Original List Price:** 517914.00

## Property Details

**Parcel Number:** 4504-0103-0005-000

**Style:** Traditional

**Builder Name:** Westin Homes

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**List Type:** Exclusive Agency to Sell/Lease

**Price Sq Ft List:** 148.75

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

**Utility District:** 1

## Property Features





**Interior:** Alarm System - Owned,Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections

**Energy:** Attic Fan,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Microwave:** 1

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Cement Board,Stone

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## Fees & Taxes

**Tax Rate:** 3.47

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## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-04-22T06:36:04.720

**Completion Date:** 2023-07-15

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## Location Details





**Area:** 33

**School District:** 17 - Dickinson

**School Elementary:** LOBIT ELEMENTARY SCHOOL

**School High:** DICKINSON HIGH SCHOOL

**Geo Market Area:** Texas City

**Zip:** 77568

**County Or Parish:** Galveston

**Directions:** Go 45 south. Turn right onto Fashion Way. Turn left onto Lago Mar Blvd. Turn right onto Lago Xing. Turn left onto Hughes Rd. Take first right. Turn left toward Bellano Bay Dr. Turn left onto Bellano Bay Dr. Turn left onto Sabine Lake Drive.

**School Middle:** LOBIT MIDDLE SCHOOL

**Subdivision:** Lago Mar

**State:** Texas

**City:** Texas City

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** LOT 5 BLK 3

**Master Planned Community YN:** 1

**Connections:** Electric Dryer Connections,Gas Dryer Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 100

Courtesy of

**List Office Name:** Westin Homes

