



**\$375,000.00**

## **1612 CINTOLA LN, LEAGUE CITY, TX 77573, USA**

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



Welcome to 1612 Cintola Lane! This absolutely stunning, one-story home is incredibly spacious and has so much space for entertaining family and friends. Walk immediately into the home office/study room that can easily be used for a flex space or formal dining. Beautiful breakfast area and open concept living room has a wall of windows [...]

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### **Rooms & Units Description**



**Property title:** 1612 Cintola League City Texas 77573

**Room Description:** 1 Living Area, Formal Dining, Formal Living, Kitchen/Dining Combo, Living Area - 1st Floor, Utility Room in House

**Master Bath Desc:** Primary Bath: Separate Shower, Primary Bath: Soaking Tub, Secondary Bath(s): Tub/Shower Combo

**Open House Public Count:** 1

**Photo Count:** 21

**HOA Mandatory:** 1

**Original List Price:** 375000.00

**Room Count:** 11

**Bed Room Description:** All Bedrooms Down, Primary Bed - 1st Floor, Walk-In Closet

**Open House Public Upcoming:** Public: Sun Aug 27, 11:00AM-1:00PM

**Master Planned Community:** Tuscan Lakes

**Subdivision Lake Access YN:** 1

**Additional School:** KRANZ JUNIOR HIGH SCHOOL

**Key Map:** 659R

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## Property Details

**Parcel Number:** 7239-3001-2010-000

**Style:** Traditional

**Price Sq Ft List:** 153.00

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

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Acres:** 0.1384

**Dwelling Type:** Free Standing

**Floors:** Carpet, Tile, Vinyl Plank

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## Property Features



<b>Exterior:</b> Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Side Yard	<b>Interior:</b> Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener,Double-Wide Driveway	<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 Area:</b> 1
<b>Fireplace Description:</b> Gas Connections,Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Radiant Attic Barrier,Storm Windows	<b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry
<b>Oven Type:</b> Freestanding Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water	<b>Countertops:</b> Granite
<b>Microwave:</b> 1	<b>Siding:</b> Brick,Cement Board,Stone

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## Fees & Taxes

<b>Tax Rate:</b> 3.1032	<b>Tax Amount:</b> 10547
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Estimated Transfer Fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 250

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## Basics

<b>Baths Full:</b> 2	<b>Year Built Src:</b> Appraisal District
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## Location Details



**Area:** 33

**School District:** 17 - Dickinson

**School Elementary:** SILBERNAGEL ELEMENTARY SCHOOL

**School High:** DICKINSON HIGH SCHOOL

**Geo Market Area:** League City

**Zip:** 77573

**County Or Parish:** Galveston

**Directions:** From League City Parkway turn north on Lago Nicola, turn left on Via Firenze, left on Soffiano Lane, right on Cintola Lane, home will be on your right.

**School Middle:** KRANZ JUNIOR HIGH

**Subdivision:** Tuscan Lakes Sec Sf 50-3-2 Se

**State:** Texas

**City:** League City

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures,Sellers Disclosure

**Exemptions:** Homestead,,,,,,,,,

**Range Type:** Gas Range

**Legal Subdivision:** TUSCAN LAKES

**Master Planned Community YN:** 1

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

**Disposal:** 1

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

**Legal:** TUSCAN LAKES SEC SF 50-3-2 SE (2013) ABST 19, BLOCK 1, LOT 1

**DOM:** 14

Courtesy of

**List Office Name:** Keller Williams Hou Preferred

