



**13225 LAGO ACERO, TEXAS CITY, TX 77568, USA**

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



NEW COLINA HOME IN LAGO MAR - LAGOON COMMUNITY! 2 STORY WITH 4 BEDROOMS, 2.5 BATHS, INCLUDES 2' FAUX WOOD BLINDS, BUILT IN TAEXX PEST CONTROL, RINNAH TANKLESS WATER HEATER, GRANITE ISLAND KITCHEN, 42" CABINETS WITH CROWN MOLDING, STAINLESS STEEL 5 BURNER GAS APPLIANCES, Tile FLOORING EVERYWHERE EXCEPT BEDROOMS, BRICK ELEVATION, FRONT GUTTERS, LENNOX 16 [...]

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## Rooms & Units Description



**Property title:** 2302 Eagle Nook Texas City Texas 77568

**Master Planned Community:** Lago Mar

**HOA Mandatory:** 1

**Original List Price:** 334990.00

**Room Count:** 13

**Photo Count:** 29

**Additional School:** MCADAMS JUNIOR HIGH SCHOOL

**Green Certification:** Home Energy Rating/HERS

Property Details

**Parcel Number:** 4452-0301-0023-000

**Style:** Traditional

**Builder Name:** Colina 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 Right to Sell/Lease

**Price Sq Ft List:** 169.36

**Dwelling Type:** Free Standing

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

**Floors:** Carpet,Vinyl

Property Features

**Exterior:** Back Yard Fenced

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose,Other Energy Features,Radiant Attic Barrier

**Dishwasher:** 1

**Microwave:** 1

**Interior:** Fire/Smoke Alarm

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Gas

**Oven Type:** Convection Oven

**Water Sewer:** Public Sewer,Public Water

**Siding:** Brick,Cement Board



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## Fees & Taxes

**Tax Rate:** 2.62

**Tax Year:** 2021

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 250

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## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-08-31

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## Location Details

**Area:** 33

**County Or Parish:** Galveston

**School District:** 17 - Dickinson

**Directions:** I-45 Gulf Frwy South, Exit Holland Rd. at the Buccee's, Stay on feeder pas Buccee's, Right Lago Mar Blvd., Right on Wemouth, Left on Bayrose Drive, Colina Model on the Left.

**School Elementary:** LOBIT  
ELEMENTARY SCHOOL

**School Middle:** DICKINSON JUNIOR HIGH

**School High:** DICKINSON HIGH  
SCHOOL

**Subdivision:** Lago Mar

**Geo Market Area:** Texas City

**State:** Texas

**Zip:** 77568

**City:** Texas City

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## Miscellaneous



**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Finance Available:** Cash Sale,Conventional,FHA,Seller to Contribute to Buyer's Closing Costs,USDA Loan,VA

**Legal:** Lot 23 BLK 1 Sec 3

**DOM:** 4

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Gas Range

**Legal Subdivision:** Lago Mar

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## Courtesy of

**List Office Name:** Keller Williams Professionals

