



**2805 BOTTIGLIA WY, LEAGUE CITY, TX 77573, USA**

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

Beautiful two story home located in the desirable master-planned community of Tuscan Lakes. Two story entry opens to the formal dining room & has wood-look tile flooring that extends through the common areas. The kitchen boasts 42" cabinetry, stainless steel appliances, granite countertops & casual dining area. Spacious family room. The primary suite is downstairs [...]

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**Rooms & Units Description**



**Property title:** 2805 Bottiglia League City Texas 77573

**Room Count:** 9

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up

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

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**Master Planned Community:** Tuscan Lakes

**Photo Count:** 31

**HOA Mandatory:** 1

**Additional School:** KRANZ JUNIOR HIGH SCHOOL

**Original List Price:** 414990.00

## Property Details

**Parcel Number:** 7239-5001-0014-000

**Lot Description:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** K. Hovnanian

**Price Sq Ft List:** 143.06

**Acres:** 0.1377

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Patio/Deck

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick



**Fees & Taxes**

<b>Tax Rate:</b> 3.1032	<b>Tax Amount:</b> 8130
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Transfer Fee/Foundation Fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> \$330/0.5%Sales Price

**Basics**

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	<b>Price Change Timestamp:</b> 2023-06-29T12:57:28.633

**Location Details**

<b>Area:</b> 33	<b>County Or Parish:</b> Galveston
<b>School District:</b> 17 - Dickinson	<b>Directions:</b> Heading south on 45 turn left on 96/League City Pkwy, right on Louisiana Ave, left on Via Cecilia, left on Pranzo Ln, right on Permessso Ln, right on Bottiglia Way
<b>School Elementary:</b> SILBERNAGEL ELEMENTARY SCHOOL	<b>School Middle:</b> DUNBAR MIDDLE SCHOOL (DICKINSON)
<b>School High:</b> DICKINSON HIGH SCHOOL	<b>Subdivision:</b> Tuscan Lakes
<b>Geo Market Area:</b> League City	<b>State:</b> Texas
<b>Zip:</b> 77573	<b>City:</b> League City

**Miscellaneous**



**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disposal:** 1

**Range Type:** Gas Range

**Legal Subdivision:** TUSCAN  
LAKES

**Master Planned Community YN:** 1

**Disclosures:** Mud,Reports Available,Special Addendum

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

**Legal:** TUSCAN LAKES SEC SF 50-5 SE (2017) ABST 19,  
BLOCK 1, LOT 14,

**DOM:** 54

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**Courtesy of**

**List Office Name:** eXp Realty, LLC

