



**\$555,000.00**

**3902 MENDOCINO DR, GALVESTON, TX  
77554, USA**

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



Enjoy an estuary and wetlands facing out toward the bay, nestled by surrounding Green Space, excellent for birdwatching just lounging right off your wrap around, double level, 1500 sq. ft. of deck. A huge bonus is the cabin is only 4 mi. from the West End Marina, you can dine, swim, boat, listen to live [...]

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## Rooms & Units Description



**Property title:** 3902 Mendocino Galveston Texas 77554

**Room Description:** 1 Living Area,Formal Dining,Formal Living,Living Area - 2nd Floor,Utility Room in House

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Primary Bed - 3rd Floor,Walk-In Closet

**Photo Count:** 28

**Original List Price:** 650000.00

**Vac Rental:** Allowed

**Room Count:** 6

**Beds Max:** 3

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

**HOA Mandatory:** 1

**Key Map:** 865J

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## Property Details

**Parcel Number:** 4478-0002-0022-000

**Style:** Traditional

**Builder Name:** Beach to Bay Const.

**Acres:** 0.1218

**Dwelling Type:** Free Standing

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

**Floors:** Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Corner,Subdivision Lot,Water View

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

**Price Sq Ft List:** 346.88

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

**New Construction:** 1

**Stories:** 3

**Ownership:** Full Ownership

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## Property Features



<b>Exterior:</b> Back Yard,Covered Patio/Deck,Not Fenced,Patio/Deck	<b>Interior:</b> Balcony,Crown Molding,Fire/Smoke Alarm,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab on Builders Pier
<b>Garage Carport:</b> Additional Parking,Boat Parking,Double-Wide Driveway,Golf Cart Garage,RV Parking	<b>Heat System:</b> Central Electric,Zoned
<b>Cool System:</b> Central Electric	<b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulation - Blown Cellulose,Storm Windows
<b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry	<b>Oven Type:</b> Convection Oven,Single Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Public Sewer,Public Water
<b>Countertops:</b> Quartz	<b>Microwave:</b> 1
<b>Siding:</b> Cement Board	<b>Water Amenity:</b> Bay View, Bay View

**Fees & Taxes**

<b>Tax Rate:</b> 1.9875	<b>Tax Amount:</b> 248
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer Fee	<b>Fee Other Amount:</b> 250

**Basics**

<b>Baths Full:</b> 3	<b>Year Built Src:</b> Builder
<b>Price Change Timestamp:</b> 2023-07-28T09:45:08.200	<b>Completion Date:</b> 2023-07-01

**Location Details**



**Area:** 33

**School District:** 22 - Galveston

**School Elementary:** GISD OPEN ENROLL

**School High:** BALL HIGH SCHOOL

**Geo Market Area:** West End

**Zip:** 77554

**County Or Parish:** Galveston

**Directions:** Traveling West on Hwy 3005, driving SW along the beach front, take a right on Salt Cedar Drive, take a left on Mendocino Drive, 3902 is on the right side.

**School Middle:** GISD OPEN ENROLL

**Subdivision:** Laguna San Luis 88

**State:** Texas

**City:** Galveston

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

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

**Legal:** ABST 121 HALL & JONES SUR LOT 22 BLK 2 LAGUNA SAN LUIS I SUB

**Realist Block:** Deed Restrictions

**Disclosures:** No Disclosures

**Range Type:** Electric Cooktop

**DOM:** 61

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## Courtesy of

**List Office Name:** Martha Turner Sotheby's International Realty

