

2226 SERENO SHORES DRIVE LUXURY LIVING IN LAGO MAR | TEXAS CITY

THE ALBANY IX PLAN BY WESTIN HOMES

FIRST IMPRESSIONS & ARCHITECTURE

- Acme "Frostwood" full brick exterior (Elevation J).
 - Upgraded brick pavers on the front porch.
 - Ebony-stained contemporary 3-lite glass front door.
 - 4-layer rotunda ceiling with custom "Swirling Smoke" accent paint.
 - Shaw Bliss Grain 6x36 wood-look tile flowing through the main living areas.
 - 8-foot "Rockport" smooth interior doors on the first floor.
 - Modern satin black metal stair spindles.
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CHEF-INSPIRED KITCHEN

- Kent Moore "Groveland" cabinetry painted in "Repose Grey".
 - New Venetino Beige Quartz countertops with a waterfall edge.
 - Whirlpool stainless steel appliances, including a gas cooktop with cast-iron grates.
 - Premium Faber 36-inch stainless chimney vent hood.
 - Custom glossy tile backsplash laid in an elegant herringbone pattern.
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LUXURIOUS PRIMARY RETREAT

- 67-inch freestanding oval soaking tub.
 - Walk-in shower with Arctic White hexagon mosaic tile floor and semi-frameless glass.
 - Dual vanities with Quartz countertops and undermount rectangular sinks.
 - Designer Woodhurst matte black plumbing fixtures.
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ENTERTAINMENT & EFFICIENCY

- Dedicated media room pre-wired for 5.1 surround sound.
- Media room walls and ceiling feature custom "Artillery" dark accent paint.
- Radiant barrier roof decking and grey vinyl windows for energy efficiency.
- Full security system installed with keypad.
- Flood Zone X (area of minimal flood hazard).

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COMMUNITY AMENITY GUIDE & LOCATION OVERVIEW

EXPERIENCE THE LAGOON LIFE AT LAGO MAR

2226 Sereno Shores Drive isn't just a luxury home; it's a gateway to an unparalleled resort lifestyle in Texas City.

Lago Mar is home to the largest Crystal Lagoon in Texas, offering residents a spectacular array of amenities.

WORLD-CLASS AMENITIES INCLUDE

- 12-Acre Crystal Clear Lagoon: White sand beaches and exhilarating watersports.
- Lagoon Amenity Village: A comprehensive recreation hub.
- Blue Lagoon Bar & Grill: Lagoon-side dining overlooking turquoise waters.
- Resident Clubhouse: 3,000 sq. ft. plus a fitness center and HOA offices.
- Outdoor Recreation: Resort-style pools, a splash pad, a kids' playground, and a soccer playfield.
- The GreenBOLT Trail: A scenic, safe route for running, golf-carting, or biking to the beach, shopping, and dining.

CONVENIENCE AT YOUR DOORSTEP

Lago Mar offers an incredibly convenient location just off I-45, putting daily necessities, shopping, and major attractions within minutes.

- Shopping & Dining: Tanger Outlet Mall, Buc-ee's Travel Center, Sam's Club, and nearby dining options.
- Education: Dickinson ISD with nearby elementary, middle, junior high, and high school options.
- Healthcare & Beyond: Quick access to HCA Houston Healthcare Mainland, UTMB Hospital, Kemah Boardwalk, and Galveston Island.

MAKE 2226 SERENO SHORES DRIVE YOUR HOME BASE FOR RESORT-STYLE LIVING!

LIVE THE *Lagoon Life*



LAGO  MAR

HOME TO THE LARGEST *Crystal Lagoon* IN TEXAS!

Conceptual rendering. Subject to change without notice. 03/24



Load up on all the smart-home technology you want — your home in Lago Mar can handle it.



Lagoon Amenity Village

- 12-Acre Crystal Clear Lagoon
- White Sand Beaches
- Exhilarating Watersports
- Resident Designated Amenities, Splash Pad, Playground & Clubhouse



Recreation Center

- Resort-Style Pool
- 3,000 Sq. Ft. Clubhouse
- Fitness Center
- Playground
- Soccer Playfield



Model Home Village

- Adams Homes
- Davidson Homes
- Westin Homes



Model Home Village—NEW

- Anglia Homes
- Ashton Woods Homes
- CastleRock Communities
- Colina Homes
- D.R. Horton
- HistoryMaker Homes
- Lennar/Village
- Pulte
- Tricoast Homes



LGI Homes



M/I Homes



Townhomes for Rent

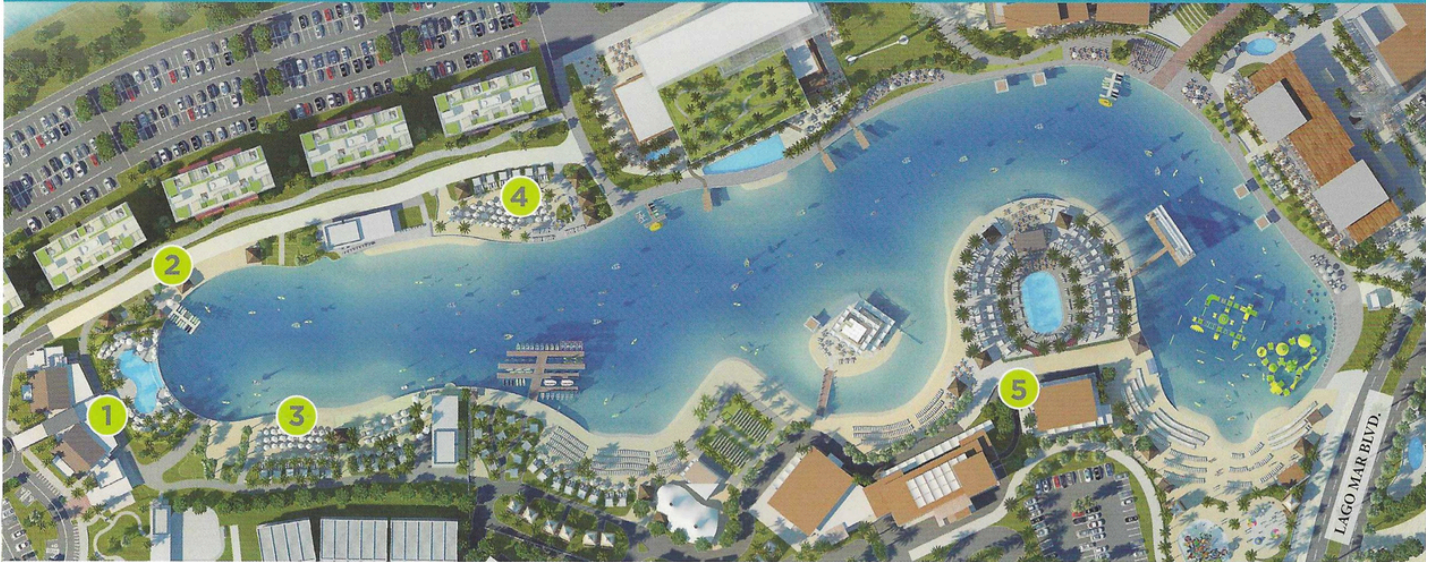
- Crystal View at Lago Mar Wan Bridge townhomes for rent

VISIT OUR *Information Center*

12930 Crystal View Blvd
Texas City, TX 77568

Wed-Sat: 10am-6pm
Sun: 12pm-6pm

1-866-Lagoon2
LagoMarinTexasCity.com



Lagoon AMENITY VILLAGE

1. Clubhouse

- Information Center
- Fitness Facility
- Blue Lagoon Bar & Grill
- HOA Offices
- Lagoon Lanai
- National Sailing Club

2. Kids Cove

3. Lago Mar Beach

4. Paradise Shore

5. Lagoonfest Texas

Lagoon-side DINING



Blue Lagoon
BAR & GRILL

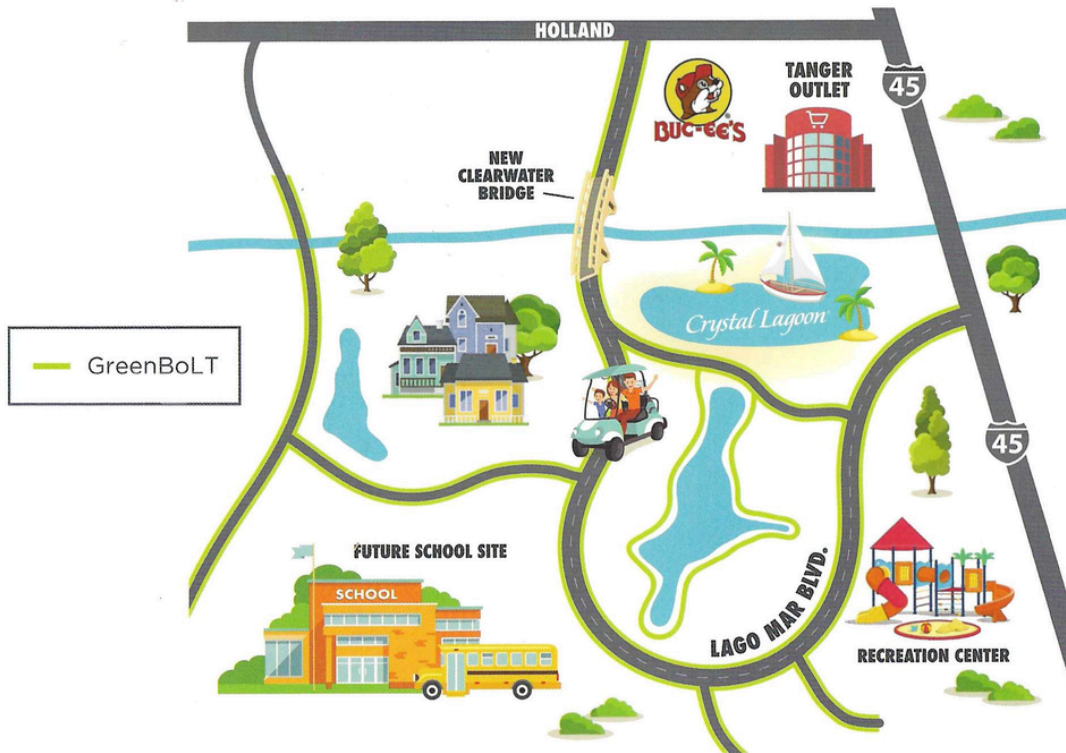
Relax, enjoy and experience dining out like never before at the Blue Lagoon Bar & Grill. Offering views to rival any tropical paradise, the Blue Lagoon overlooks the turquoise waters and white-sand beaches of Lago Mar's Crystal Lagoons® amenity. With a menu that features treasured classics with modern nuances, the Blue Lagoon Bar & Grill is a feast for all senses.

*The Residential Designated Amenities are designed for residential use, but may also host corporate events, weddings and other non-residential events that are open to the general public. Conceptual rendering including building sizes, locations and approximate dimensions are subject to change without notice. 03/24

GREENBOLT

Ultimate Neighborhood Trail

The GreenBoLT trail winds through the community and provides a journey that's almost as exciting as the destination. Whether it's visiting neighbors, going for a run or bolting to the beach, the GreenBoLT can take you there. Outfitted with safety features like 12-foot-wide paths, safety markers and carefully designed intersections, you can enjoy a peaceful and scenic ride to shopping, dining and the many amenities Lago Mar offers.



CLOSE TO *Everything*



SCHOOLS

- A** Louis G. Lobit Elementary School
- B** Elva C. Lobit Middle School
- C** McAdams Junior High
- D** Dickinson High School
- E** College of the Mainland
- F** Hughes Road Elementary

ATTRACTIONS

- 1** UTMB Hospital
- 2** Kroger
- 3** Buc-ee's
- 4** Tanger Outlets
- 5** Sam's Club
- 6** Walmart Supercenter
- 7** Gringo's Mexican Kitchen
- 8** Paul Hopkins Park
- 9** Texas Parks & Wildlife
- 10** Hometown Heroes Park
- 11** Chick-fil-A
- 12** Elva Lobit Park
- 13** Blue Lagoon Bar Grill
- 14** HCA Houston Healthcare Clear Lake
- 15** HCA Houston Healthcare Mainland



New Homes
High \$200s-\$500s

LagoMarinTexasCity.com



Scan to learn more
about the developer



*Map not to scale. Locations are approximate. 3/24

