

COMPASS

WATERFORD HARBOR

631 Northport Lane

3 BD 2.5 BA 3613 SF \$1,400,000



Features

631 Northport Lane
League City, Texas 77565

Waterfront Living

- Gated Waterford Harbor location with access to Clear Lake and Galveston Bay
- Private waterfront setting with expansive harbor views
- Covered waterfront patio, landscaped outdoor living and private primary-suite balcony
- Private dock just steps from the home

Interior & Entertaining

- Custom Mediterranean-inspired architecture with high ceilings and abundant natural light
- Oak hardwood flooring with Brazilian hardwoods in the primary suite
- Multiple living and dining spaces designed for entertaining
- Fireplace and custom built-ins

Kitchen

- Generous entertaining kitchen with granite countertops and extensive cabinetry
- Large island with gas cooktop
- Butler's pantry and dedicated coffee bar
- Stainless steel appliances and refrigerator included

Primary Retreat

- Oversized primary suite overlooking the water
- Private waterfront balcony and coffee bar
- Spa-inspired bath with soaking tub, oversized shower and dual vanities
- Large walk-in closet with extensive built-in storage

Comfort & Improvements

- Elevator providing convenient access between levels
- Whole-home generator
- Hurricane shutters
- Newer A/C units
- Updated dishwasher, garage flooring and patio fencing

Private Dock, Boat & Lift

TURNKEY OPPORTUNITY TO ENJOY THE WATERFRONT AND BOATING LIFESTYLE IMMEDIATELY

Private Dock

- Private dock directly behind the home
- Immediate access from the backyard
- Protected harbor location
- Direct boating access toward Clear Lake and Galveston Bay
- Dock positioned within view of the home and outdoor entertaining spaces
- Waterfront steps and walkway connecting the backyard to the dock

Sunstream Hydraulic Boat Lift - \$68,000 investment

- Sunstream hydraulic float lift
- 15,000-lb capacity
- Purchased/installed September 2025
- Designed to keep the boat lifted out of the water when not in use
- Significant recent upgrade to the property's boating infrastructure

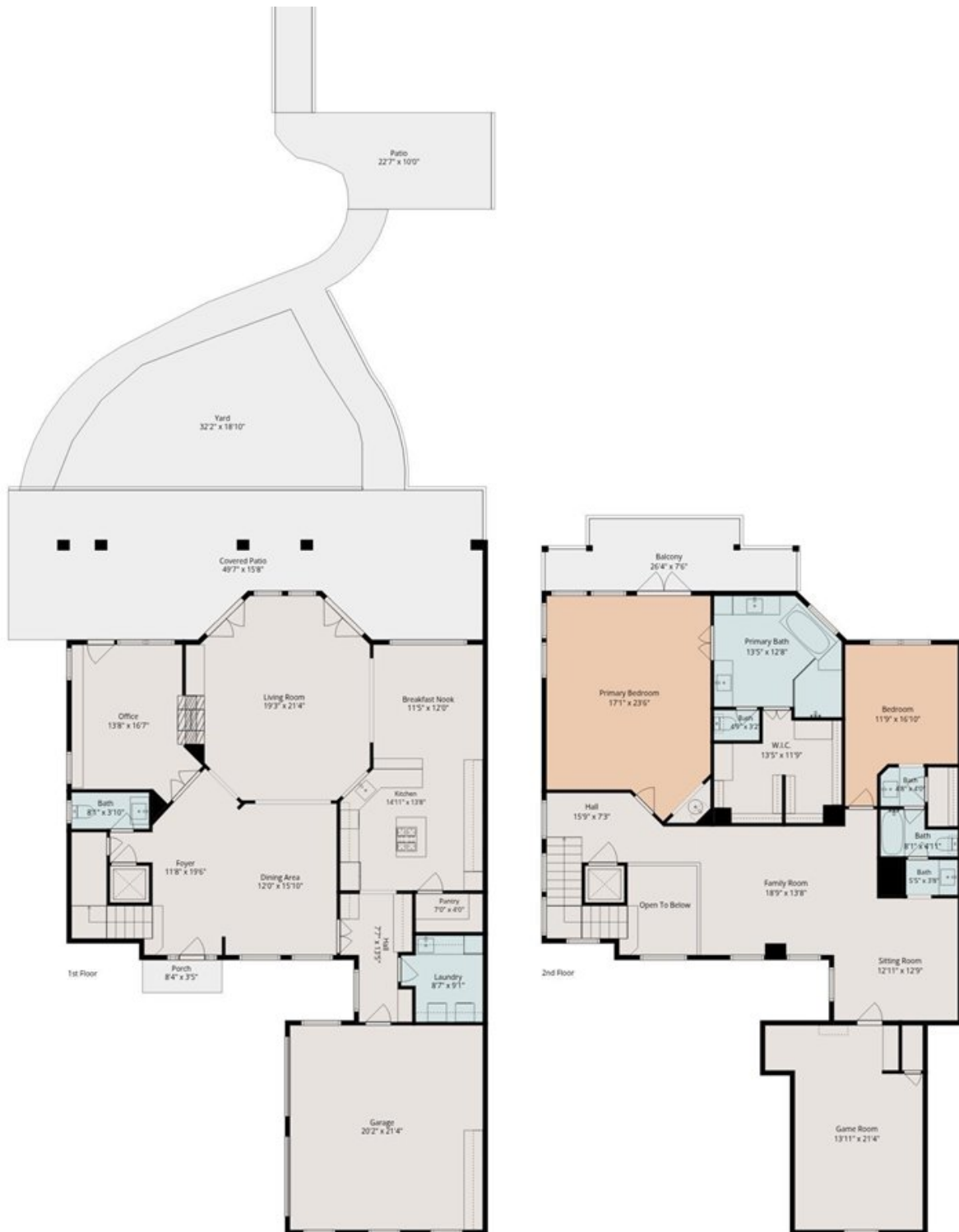
Included Boat

- 2006 Formula 330 Sun Sport
- Fast-deck cabin cruiser
- Twin motors just replaced with 383 Stroker engines
- Stored at the home's private dock on the Sunstream hydraulic lift



Floorplan

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*We've asked the sellers a few questions to
get to know their community...*

How would you describe the area, and what it's like living here?

It's very peaceful, gated waterfront community with limited through traffic. Perfect location close to many wonderful restaurants.

What has been your favorite thing about living in this community?

The beautiful setting! We love to just take in the view and the sunsets are stunning. The community is very quiet and neighbors are friendly and look after one another.

What are your favorite places to eat, shop, visit in the neighborhood?

There are so many! Some of our favorite restaurants are South Shore Grille, Pomodoro's and Saltgrass Steak House. There is also everything you need in the area, Home Depot, Walmart, great hospitals and doctors.

What else can you share with future buyers?

Having a boat and your own private dock right in the backyard makes it ***incredibly easy*** to enjoy the water. Being able to walk outside, get on the boat, and head out has been one of the most special parts of living here.

We have loved our time here and hope the new owners do as well!

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RESTAURANTS

- Sundance Grill II, 0.20mi
- Mayra's kichen and taqueria, 0.31mi
- Opus Ocean Grille, 0.47mi
- Scotty's, 0.56mi
- Tsubasa Sushi, 0.58mi
- Center Court Pizza & Brew, 0.59mi
- The Vibe, 0.60mi
- San Lorenzo #1, 0.60mi
- Ava's Bistro, 0.60mi
- Peak 27, 0.71mi
- Spicy Banda Kemah, 0.77mi

- Joe Lee's Seafood Kitchen, 0.80mi
- Jackie's Bar and Grill, 0.84mi
- Skipper's Cafe, 0.85mi
- Burger King, 0.86mi
- Schafer's Coastal Bar & Grille, 0.88mi
- Okies YardHouse, 0.88mi
- Lil' Outriggers Hula Bar And Grill, 0.89mi

GYMS

- Anytime Fitness, 0.65mi
- The Fitness Center at South Shore Harbour, 0.99mi