

Special Features & Updates

2861 Milano Ln, League City, TX 77573

Exceptional Property Highlights

- Meticulously maintained & impeccably cared for inside & out
- Did not flood during Hurricane Harvey
- Desirable 1.5-story plan with all bedrooms conveniently located on the 1st floor
- Privileged location surrounded by mature landscaping, established trees, & beautiful green spaces
- Spacious oversized lot with a resort-inspired backyard designed for year-round enjoyment
- Attached 3-car garage with ample storage & low-noise, internet-capable garage door openers with integrated cameras (installed 2026)
- Oversized upstairs gameroom/fitness loft offering flexible living space
- Large primary suite featuring a redesigned custom walk-in closet
- Decorative lighting throughout, including elegant chandeliers & designer light fixtures
- Hard-surface flooring throughout the home, including waterproof laminate & tile
- Abundant storage options, including two separate attic storage areas
- Automatic irrigation system

Resort-Style Outdoor Living

- Sparkling saltwater swimming pool with self-generating chlorination system
- Automated pool vacuum cleaner for simplified maintenance
- Wood deck with canopy, privacy shades, mosquito screens, curtains, Bluetooth speakers, & a large double pump hot-tub with LED lights
- Outdoor kitchen featuring updated granite countertops & a premium stainless steel gas grill with rotisserie and LED lighting
- Open outdoor shower
- Oversized roll-out umbrella with integrated solar LED lighting
- Decorative removable sail shades over the pool area
- Aesthetically fenced pool equipment area
- Pool deck resurfaced in 2026
- Reinforced-post, treated-wood bi-color fence installed in late 2024

Technology, Safety & Energy Features

- Wind-resistant roof design with reinforced metal structural joints
- Garage door reinforcement bar for added storm protection

- Window cover set included
- Energy efficient double-pane windows
- Radiant Attic Barrier.
- Stainless steel under-fence mesh barrier designed to deter digging animals
- Hard-wired CCTV perimeter camera & recording system
- Ready for activation of a central security monitoring system
- Motion-detection, remote-controlled exterior perimeter lighting
- Internet-capable electronic front door lock
- Internet-capable A/C soft-start system designed to extend equipment life & enable generator operation
- Quick-connect portable generator hookup with interlocked electrical panel
- New 12kW/9.5kW tri-fuel generator included, capable of powering most of the home during outages

Kitchen Enhancements

- Refinished kitchen cabinetry
- Updated stainless steel appliances
- Internet-capable stainless gas range and oven
- Motion-sensor kitchen faucet
- Granite countertops
- Pull-out shelving and trays within lower cabinets
- Custom-built breakfast nook with additional storage

Improvements & Major Updates

- Entire roof & roof vents replaced in late 2024
- Waterproof laminate flooring installed throughout all bedrooms, stairs, & primary closet
- Visitor bath enhanced with a custom mirror frame
- Pool deck resurfaced in 2026
- Pool main motor replaced in April 2026
- Pool filter elements replaced in May 2024
- DE filter maintenance and chlorinator de-calcification completed in April 2026
- A/C fan replaced in July 2024
- Preventative HVAC maintenance completed in June 2026, including filters, capacitor, & contactor replacement

Inclusions

- Unused Westinghouse 12kW/9.5kW tri-fuel generator
- Hard-wired CCTV perimeter camera & recording system
- All pool & spa equipment
- Pool and spa maintenance tools & chemical supplies
- Weather-resistant outdoor cabinets
- Outdoor umbrella
- Patio & pool-area furniture
- Appliances: Washing machine, dryer, and deep freezer

Exclusions

- Refrigerator
- Interior furniture
- Ring security cameras & Ring system components
- Curtains (curtain rods and hardware will remain)

Community Features

Located within a peaceful, established community known for its welcoming atmosphere and wonderful neighbors. Residents enjoy scenic walking trails, tranquil lakes, abundant green spaces, a neighborhood clubhouse, & access to highly regarded schools.