



406 Avondale Street  
League City, Texas 77573  
For Lease



**(713)870-0208**

**Andi Peto-Selby, Realtor®**

BD Realty Advisors, LLC, Broker

2010-F Louetta Rd, # 543

Spring, Texas 77379



## 406 Avondale Street

League City, TX 77573



### For Rent

\$1,600/month

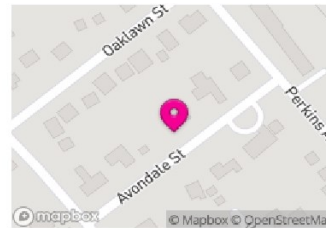
0 Day(s) on Market

2 Bedrooms

1 Full Bath(s)

**Rental - Single Family Detached****1,228 Built Sqft./Appraisal District****14,400 Lot Sqft./Appraisal District**

For Rent - Lovely home rental located in the historic district of League City. Home includes cyclone fenced yard, one vehicle garage, 2 bedrooms, one bath, eat-in kitchen with ample storage, double stainless sinks, electric range and dishwasher, laundry room which includes washer/dryer combo unit, office/study which includes built in shelves and backyard with a covered deck area. Washer, dryer and refrigerator are included. This residence offers a large backyard green space with shade trees. Area has easy access to retail shops, restaurants and I-45, as well as Hwy-3.



### General Description

|                   |                                                 |                    |                                 |
|-------------------|-------------------------------------------------|--------------------|---------------------------------|
| MLS#              | 14540842                                        | Bedroom            | 2 Bedroom(s)                    |
| List Price        | \$1,600 (\$1.30/Sqft.)                          | Bath               | 1 Full Bath(s)                  |
| Listing Status    | For Rent                                        | Garages            | 1 / Attached                    |
| Address           | 406 Avondale Street                             | Stories            | 1                               |
| City              | League City                                     | Building Size      | 1,228 Sqft./Appraisal District  |
| State             | TX                                              | Architecture Style | Ranch                           |
| Zip Code          | 77573                                           | Year Built         | 1947 /Appraisal District        |
| County            | Galveston County                                | Lot Size           | 14,400 Sqft./Appraisal District |
| Subdivision       | Pecan Grove (View subdivision price trend)      | Key Map®           | 658H                            |
| Legal Description | ABST 3 PAGE 8 LOTS 7 & 8 BLK 2 PECAN GROVE ADDN | Market Area        | League City                     |
| Property Type     | Rental - Single Family Detached                 |                    |                                 |

### Rooms/Lot Dimensions

|                 |            |                        |     |
|-----------------|------------|------------------------|-----|
| Living          | 1st        | Home Office/Study      | 1st |
| Kitchen         | 1st        | Utility Room Desc      | 1st |
| Primary Bedroom | 11×11, 1st | Bath                   | 1st |
| Bedroom         | 11×10, 1st | Exterior Porch/Balcony | 1st |

### Interior Features

|            |                |                 |                                 |
|------------|----------------|-----------------|---------------------------------|
| Dishwasher | Yes            | Pets Allowed    | Case By Case Basis              |
| Disposal   | Yes            | Smoking Allowed | No                              |
| Compactor  | No             | Furnished       | No                              |
| Microwave  | Yes            | Appliances      | Dryer Included, Washer Included |
| Range      | Electric Range | Energy Feature  | Ceiling Fans                    |
| Oven       | Electric Oven  | Ice Maker       | No                              |

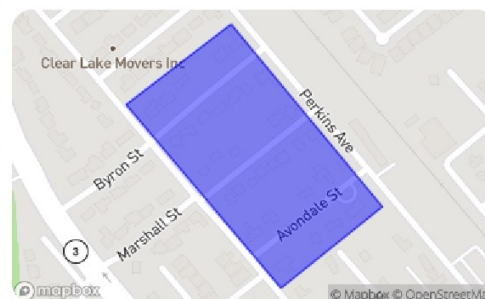
|         |                  |                     |                                                                               |
|---------|------------------|---------------------|-------------------------------------------------------------------------------|
| Heating | Central Electric | Bedroom Description | 2 Bedrooms Down                                                               |
| Cooling | Central Electric | Room Description    | 1 Living Area, Home Office/Study, Kitchen/Dining Combo, Utility Room in House |

**Exterior Features**

|                 |                            |                 |                      |
|-----------------|----------------------------|-----------------|----------------------|
| Area Pool       | No                         | Front Door Face | South                |
| Private Pool    | No                         | Garage Carport  | Single-Wide Driveway |
| Lot Description | Subdivision Lot            | Unit Location   | Subdivision Lot      |
| Water Sewer     | Public Sewer, Public Water |                 |                      |

**Neighborhood Information****2021 Subdivision Facts**

|                          |                  |
|--------------------------|------------------|
| Subdivision Name         | Pecan Grove Addn |
| County                   | 77573            |
| Single Family Properties | 39               |
| Average Baths            | 1.58             |
| Median / Sqft.           | 1,508            |
| Median Lot / SqFt.       | 12,960           |
| Median Year Built        | 1953             |
| Median Appraised Value   | \$161,678        |
| Neighborhood Value Range | \$82 - \$237 K   |
| Median Price / Sqft.     | \$96.46          |

**MLS Market Area League City****School Information**

|                              |                            |                         |                        |
|------------------------------|----------------------------|-------------------------|------------------------|
| <b>Elementary School</b>     | <b>Middle School</b>       | <b>High School</b>      | <b>School District</b> |
| Ralph Parr Elementary School | Victory Lakes Intermediate | Clear Creek High School | Clear Creek            |

School information is computer generated and may not be accurate or current. Buyer must independently verify and confirm enrollment. Please contact the school district to determine the schools to which this property is zoned.

**Listing Broker**

BD Realty Advisors, L.L.C.

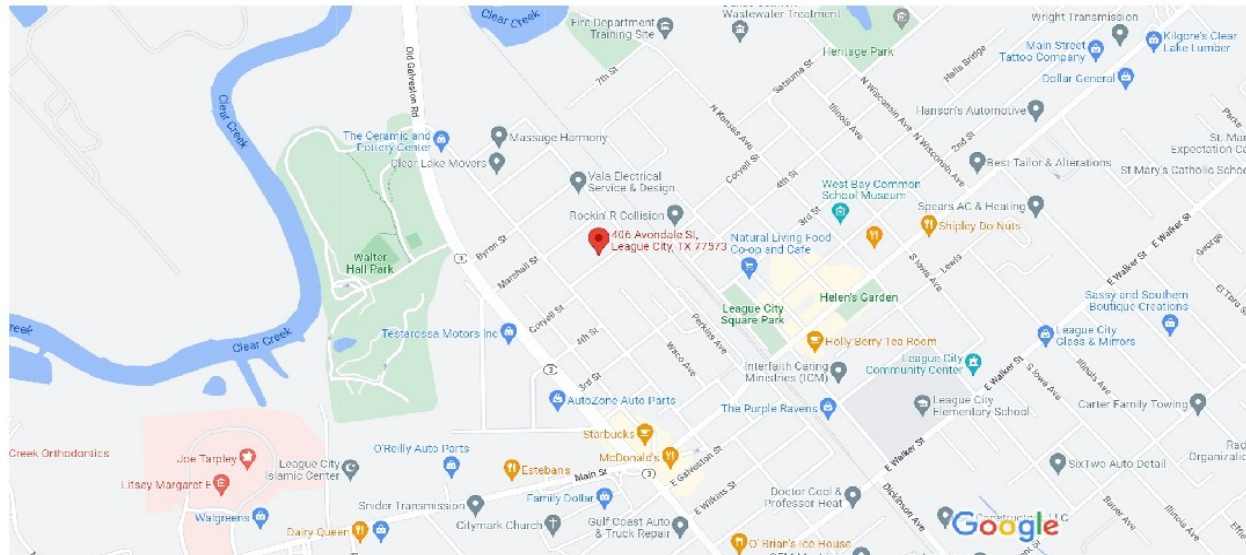
**Presented By**

**Andrea Peto-Selby**  
BD Realty Advisors, L.L.C.  
(713) 870-0208





## Google Maps 406 Avondale St



## 406 Avondale St

Building



Directions



Save



Nearby

Send to  
phone

Share



406 Avondale St, League City, TX 77573





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                       |             |                          |                |
|-----------------------------------------------------------------------|-------------|--------------------------|----------------|
| BD Realty Advisors, LLC                                               | 452053      | bdill@bdrealty.com       | (281) 272-2560 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                    | Phone          |
| Brad Dill                                                             | 380677      | bdill@bdrealty.com       | (281) 272-2560 |
| Designated Broker of Firm                                             | License No. | Email                    | Phone          |
| Brad Dill                                                             | 380677      | bdill@bdrealty.com       | (281) 272-2560 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                    | Phone          |
| Andrea Peto-Selby                                                     | 609620      | apeto-selby@bdrealty.com | (713)870-0208  |
| Sales Agent/Associate's Name                                          | License No. | Email                    | Phone          |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date