

#### 4506 ARBOR PK DR, MANVEL, TX 77583, USA

https://test.houston-re.com

MLS# 3461633 - Built by Drees Custom Homes - Ready Now! ~ Splendid Design. The Sorenna is an expansive two-story home with plenty of space for a busy family. An elegant two-story foyer draws you in and leads to the open living triangle. The dining room flows seamlessly to the kitchen and voluminous family room. [...]

## **Rooms & Units Description**





**Property title:** 4506 Arbor Park Manvel Texas 77578

Room Description: 1 Living Area, Breakfast Room, Family

Room,Formal Dining,Gameroom Up,Home Office/Study,Media,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks, Primary

Bath: Separate Shower

**Photo Count: 12** 

Original List Price: 899614.00

Completed Construction Date: 2023-06-27

**Room Count:** 9

**Bed Room Description: 2** 

Bedrooms Down, Primary Bed - 1st

Floor, Walk-In Closet

**Master Planned Community:** 

Meridiana

**HOA Mandatory:** 1

**Green Certification:** Energy Star

Qualified Home, Home Energy

Rating/HERS

## **Property Details**

Parcel Number: NA Lot Desciption: Subdivision Lot

**Style:** Traditional **List Type:** Exclusive Agency to Sell/Lease

Builder Name: Drees Custom Homes Price Sq Ft List: 190.88

**Acres Desciption:** 0 Up To 1/4 Acre **Dwelling Type:** Free Standing

New Construction: 1 New Construction Desc: Never Lived In

Stories: 2 Floors: Carpet, Tile, Wood

**Restrictions:** Deed Restrictions, Deed Restrictions **Utility District:** 1

# **Property Features**



**Exterior:** Back Yard Fenced, Covered

Patio/Deck,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

 $\textbf{Pool Area:} \ 1$ 

**Fireplaces Number:** 1

Kitchen Desc: Breakfast Bar, Island w/o

Cooktop, Kitchen open to Family Room, Pantry, Walk-in Pantry

Dishwasher: 1

**Countertops:** Granite

**Siding:** Stone, Stucco

**Interior:** Alarm System - Owned, Fire/Smoke

Alarm, High Ceiling

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gas Connections

**Energy:** Attic Vents, Ceiling Fans, Digital Program

Thermostat, Energy Star Appliances, Energy

Star/CFL/LED Lights, HVAC>13 SEER, Insulated/Low-E

windows,Insulation - Batt,Insulation - Blown Fiberglass,Other Energy Features

Oven Type: Double Oven

Water Sewer: Water District

Microwave: 1

### Fees & Taxes

**Tax Rate:** 3.67 **Tax Year:** 2023

### **Basics**

Baths Full: 4 Baths Half: 1

**Year Built Src:** Builder **Price Change Timestamp:** 2023-04-24T09:28:42.353

### **Location Details**



Area: 5

School District: 3 - Alvin

**School Elementary: MERIDIANA** 

**ELEMENTARY SCHOOL** 

School High: MANVEL HIGH SCHOOL

Geo Market Area: Alvin North

**Zip:** 77578

County Or Parish: Brazoria

**Directions:** From 288, Pass Highway 6 and continue south. Exit Meridiana Parkway and turn left at the stop

sign. Continue onto Meridiana Parkway.

School Middle: CAFFEY JUNIOR HIGH SCHOOL

Subdivision: Meridiana

State: Texas City: Manvel

#### **Miscellaneous**

**Annual Maint Desc:** Mandatory Realist Block: Deed Restrictions

**Disclosures:** Mud

Finance Available: Cash Sale, Conventional, FHA, Other, VA

Legal: Lot - 13 / Block - 1B

**DOM:** 189

**Master Planned Community YN:** 1

**Connections:** Electric Dryer Connections, Gas Dryer

Connections, Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: MERIDIANA

# **Courtesy of**

List Office Name: HomesUSA.com

