



\$739,082.00

**4627 ARBOR HOLLOW DR, ARCOLA, TX
77583, USA**

<https://test.houston-re.com>



MLS# 15764435 – Built by Toll Brothers, Inc. – Ready Now! ~
Everything you want in a luxurious gated community filled with
family friendly amenities. The Langdon Traditional welcomes you
home with a traditional Texas brick exterior and covered entry
that leads into a grandiose foyer featuring a stunning curved
staircase. Overnight guests will appreciate [...]

Rooms & Units Description



Property title: 4627 Arbor Hollow Manvel Texas 77578

Room Description: Family Room,Gameroom Up,Home Office/Study,Media,Utility Room in House

Master Bath Desc: Primary Bath: Separate Shower

Open House Public Count: 5

Photo Count: 21

Original List Price: 749082.00

Completed Construction Date: 2023-04-30

Room Count: 10

Bed Room Description: En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Open House Public Upcoming: Public: Sat Jul 29, 11:00AM-4:00PM

Master Planned Community: Pomona

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home

Key Map: 653K

Property Details

Parcel Number: 7100-0131-055

Style: Traditional

Builder Name: Toll Brothers, Inc.

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Other,Subdivision Lot

List Type: Exclusive Agency to Sell/Lease

Price Sq Ft List: 192.87

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile,Vinyl Plank

Utility District: 1

Property Features



Exterior: Back Yard,Controlled Subdivision Access,Covered Patio/Deck,Sprinkler System	Interior: Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage,Tandem	No Of Garage Cap: 3
Heat System: Central Gas,Zoned	Cool System: Central Electric,Zoned
Pool Area: 1	Fireplace Description: Gaslog Fireplace
Fireplaces Number: 1	Energy: Attic Fan,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Other,Radiant Attic Barrier
Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers	Oven Type: Electric Oven
Dishwasher: 1	Water Sewer: Public Sewer,Public Water,Water District
Microwave: 1	Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 3.51	Tax Year: 2022
Other Mandatory Fee: Gated community	Fee Other: 1
Fee Other Amount: 500	

Basics

Baths Full: 3	Baths Half: 1
Year Built Src: Builder	Price Change Timestamp: 2023-03-04T13:55:06.587

Location Details



Area: 5

School District: 3 - Alvin

School Elementary: POMONA ELEMENTARY SCHOOL

School High: MANVEL HIGH SCHOOL

Geo Market Area: Alvin North

Zip: 77578

County Or Parish: Brazoria

Directions: Take Sam Houston Tollway South and State Highway 288 South to County Road 101,Bailey Road in Brazoria County. Take the Bailey Road,County Road 101 exit from State Highway 288 South. Take Pomona Parkway to Orchard Creek Lane.

School Middle: RODEO PALMS JUNIOR HIGH SCHOOL

Subdivision: Pomona

State: Texas

City: Manvel

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Other Disclosures

Range Type: Gas Cooktop

Legal Subdivision: Pomona

DOM: 178

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Legal: Lot 55 Blk 1

Access: Automatic Gate

Courtesy of

List Office Name: HomesUSA.com

