



**\$574,995.00**

**4738 FRANKLIN WAY, ROSHARON, TX 77583, USA**

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



Brand new & never lived in former Coventry model with over \$135k in upgrades! This amazing single story boasts 14-foot ceilings from the kitchen thru the family room. The kitchen features a massive island, granite counters, stainless appliances, walk in pantry, gas cooktop & more! Located just off the main living area, french doors welcome [...]

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## **Rooms & Units Description**



**Property title:** 4738 Franklin Iowa Colony Texas 77583

**Room Description:** Family Room,Formal Dining,Home Office/Study,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 42

**Original List Price:** 574995.00

**Completed Construction Date:** 2020-09-30

**Room Count:** 7

**Bed Room Description:** All Bedrooms Down,Split Plan,Walk-In Closet

**Master Planned Community:** Meridiana

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

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## Property Details

**Parcel Number:** 6574-0381-002

**Style:** Traditional

**Builder Name:** Coventry

**Acres:** 0.1795

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Tile

**Utility District:** 1

**Lot Description:** Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 199.72

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard Fenced,Covered  
Patio/Deck,Outdoor Kitchen,Sprinkler  
System

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island w/o  
Cooktop,Kitchen open to Family  
Room,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Siding:** Stone,Stucco

**Interior:** Crown Molding,Fire/Smoke Alarm,Formal  
Entry/Foyer,High Ceiling,Prewired for Alarm  
System,Wired for Sound

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program  
Thermostat,Energy Star Appliances,High-Efficiency  
HVAC,Insulated/Low-E windows,Insulation -  
Other,Radiant Attic Barrier

**Oven Type:** Electric Oven

**Water Sewer:** Water District

**Microwave:** 1

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Fees & Taxes

**Tax Rate:** 3.5438

**Tax Year:** 2022

**Fee Other Amount:** TBD

**Tax Amount:** 13360

**Fee Other:** 1

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Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

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Location Details



**Area:** 5

**School District:** 3 - Alvin

**School Elementary:**  
MERIDIANA ELEMENTARY  
SCHOOL

**School High:** IOWA COLONY  
HIGH SCHOOL

**Geo Market Area:** Alvin North

**Zip:** 77583

**County Or Parish:** Brazoria

**Directions:** From Downtown Houston: Take 288 South, Exit right onto County Rd 56/Meridiana Pkwy, Turn left onto County Rd 56/Meridiana Pkwy, Cross over 288 onto Meridiana Parkway, Turn right on Observation Way. Turn left on Volta Lane, Turn left on Franklin, home is 2nd home on the left

**School Middle:** CAFFEY JUNIOR HIGH SCHOOL

**Subdivision:** Meridiana Sec 38 Add

**State:** Texas

**City:** Iowa Colony

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed  
Restrictions

**Disposal:** 1

**Range Type:** Gas Cooktop

**DOM:** 5

**Master Planned Community YN:** 1

**Disclosures:** Mud,Sellers Disclosure

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

**Legal:** MERIDIANA SEC 38 (A0287 HT&BRR) (IOWA COLONY)  
BLK 1 LOT 2

## Courtesy of

**List Office Name:** Coldwell Banker Realty

