



\$425,000.00

**6507 PALO DURO DR, MANVEL, TX 77578, USA**

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



Beautifully maintained 4 BR 3 BA 4 car garage home in the Lakeland Subdivision. Great for entertaining!! Not only does this home have an amazing, covered porch in the backyard, complete with fans and outlets by the ceiling (hurricane proof per seller), it also has a ton of storage! If you have a loved one [...]

**Rooms & Units Description**

<b>Property title:</b> 6507 Palo Duro Manvel Texas 77578	<b>Room Count:</b> 8
<b>Room Description:</b> Family Room,Formal Dining,Gameroom Down,Guest Suite,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House	<b>Bed Room Description:</b> All Bedrooms Down,Walk-In Closet
<b>Master Bath Desc:</b> Disabled Access,Primary Bath: Separate Shower	<b>Photo Count:</b> 24
<b>HOA Mandatory:</b> 1	<b>Original List Price:</b> 445000.00



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# Property Details

**Parcel Number:** 6033-2001-022 **Lot Description:** Other  
**Style:** Traditional **List Type:** Exclusive Right to Sell/Lease  
**Builder Name:** Cervelle Builders **Price Sq Ft List:** 150.60  
**Acres:** 0.2487 **Acres Description:** 0 Up To 1/4 Acre  
**Dwelling Type:** Free Standing **Stories:** 1  
**Floors:** Carpet,Laminate,Tile **Restrictions:** Deed Restrictions, Deed Restrictions  
**Utility District:** 1

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# Property Features

<b>Exterior:</b> Fully Fenced,Patio/Deck,Storage Shed,Wheelchair Access	<b>Interior:</b> Crown Molding,Disabled Access,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Apt Qtr SF:</b> 1600	<b>Garage Carport:</b> Additional Parking,Double-Wide Driveway,Golf Cart Garage,Porte-Cochere
<b>Garage Desc:</b> Detached Garage,Oversized Garage	<b>No Of Garage Cap:</b> 4
<b>Carport Description:</b> Detached Carport	<b>Carport Spaces Count:</b> 4
<b>Heat System:</b> Central Electric	<b>Cool System:</b> Central Gas
<b>Fireplace Description:</b> Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Ceiling Fans	<b>Kitchen Desc:</b> Island w/o Cooktop,Kitchen open to Family Room,Soft Closing Drawers,Walk-in Pantry
<b>Oven Type:</b> Double Oven,Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Water District	<b>Countertops:</b> Granite
<b>Microwave:</b> 1	<b>Siding:</b> Brick

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# Fees & Taxes



<b>Tax Rate:</b> 3.4407	<b>Tax Amount:</b> 11150
<b>Tax Year:</b> 2022	<b>Other Mandatory Fee:</b> Transfer fee
<b>Fee Other:</b> 1	<b>Fee Other Amount:</b> 275.00

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## Basics

<b>Baths Full:</b> 3	<b>Year Built Src:</b> Appraisal District
<b>Price Change Timestamp:</b> 2023-06-20T10:19:50.600	

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## Location Details

<b>Area:</b> 5	<b>County Or Parish:</b> Brazoria
<b>School District:</b> 3 - Alvin	<b>Directions:</b> From 288 headed south from downtown. Left on Hwy 6, Left on McCoy, Left on Charlotte, Left on Brazos Blvd, right on Palo Duro Dr. The home will be on your right.
<b>School Elementary:</b> E C MASON ELEMENTARY SCHOOL	<b>School Middle:</b> MANVEL JUNIOR HIGH SCHOOL
<b>School High:</b> MANVEL HIGH SCHOOL	<b>Subdivision:</b> Lakeland SD Sec 2
<b>Geo Market Area:</b> Alvin North	<b>State:</b> Texas
<b>Zip:</b> 77578	<b>City:</b> Manvel

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## Miscellaneous



**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Exemptions:** Homestead,,,,Senior,

**Range Type:** Gas Cooktop

**Legal Subdivision:** LAKELAND

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Exclusions:** Flower Pots, Shelving in Garage areas

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

**Legal:** LAKELAND SD SEC 2 (A0283/A0483  
HT&BRR) (MANVEL) BLK 1 LOT 22

**DOM:** 46

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**Courtesy of**

**List Office Name:** Wyatt Realty Group, Inc.

