



\$699,900.00

## 227 ELEGANCE CT, MANVEL, TX 77578, USA

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



PERRY HOMES NEW CONSTRUCTION! Home office with French doors and formal dining room set at two-story entry. Family room with a wall of windows and a fireplace. Kitchen features an island with built-in seating space, walk-in pantry and a Butler's pantry. Private primary suite. Primary bath features a garden tub, separate glass-enclosed shower, dual sinks, [...]

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### Rooms & Units Description



**Property title:** 9107 Sierra Nevada Iowa Colony Texas 77583

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

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Tub/Shower Combo

**Open House Public Count:** 1

**Photo Count:** 14

**Original List Price:** 719900.00

**Room Count:** 10

**Bed Room Description:** Walk-In Closet

**Open House Public Upcoming:** Public: Sun Jul 30, 12:00PM-7:00PM

**Master Planned Community:** Meridiana

**HOA Mandatory:** 1

**Green Certification:** Home Energy Rating/HERS

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## Property Details

**Parcel Number:** 6574-5413-002

**Style:** Traditional

**Builder Name:** Perry Homes

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

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

**Price Sq Ft List:** 206.22

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile

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## Property Features



**Exterior:** Back Yard,Back Yard Fenced,Covered  
Patio/Deck

**Roof:** Composition

**Garage Desc:** Attached Garage,Tandem

**Heat System:** Central Gas

**Pool Area:** 1

**Energy:** Attic Vents,Ceiling Fans,High-Efficiency  
HVAC,HVAC>13 SEER,Insulated/Low-E  
windows,Insulation - Blown Fiberglass,Radiant Attic  
Barrier

**Oven Type:** Electric Oven,Freestanding Oven

**Water Sewer:** Other Water/Sewer

**Microwave:** 1

**Interior:** Fire/Smoke Alarm,High  
Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Kitchen  
open to Family Room,Pantry

**Dishwasher:** 1

**Countertops:** Stone

**Siding:** Brick,Stone

Fees & Taxes

Tax Rate: 3.54

Tax Year: 2023

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-26T08:57:48.873

Completion Date: 2023-09-15

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 288 South, exit Meridiana Parkway/ Co Rd 56. Turn left at the stop light. Continue on Meridiana Parkway, go past the Elementary School, Welcome Center, and continue past the Middle School. Turn left onto Showcase Lane. Turn left onto Dream Court. The model home will be at 5302 Dearn Court.

**School Middle:** CAFFEY JUNIOR HIGH SCHOOL

**Subdivision:** Meridiana

**State:** Texas

**City:** Iowa Colony

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** MERIDIANA SEC 54A (A0203 O HALL)  
(MANVEL) BLK 3 LOT 2

**DOM:** 105

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Freestanding Range,Gas  
Range

**Legal Subdivision:** OTHER - 77583

Courtesy of

**List Office Name:** Perry Homes Realty, LLC

