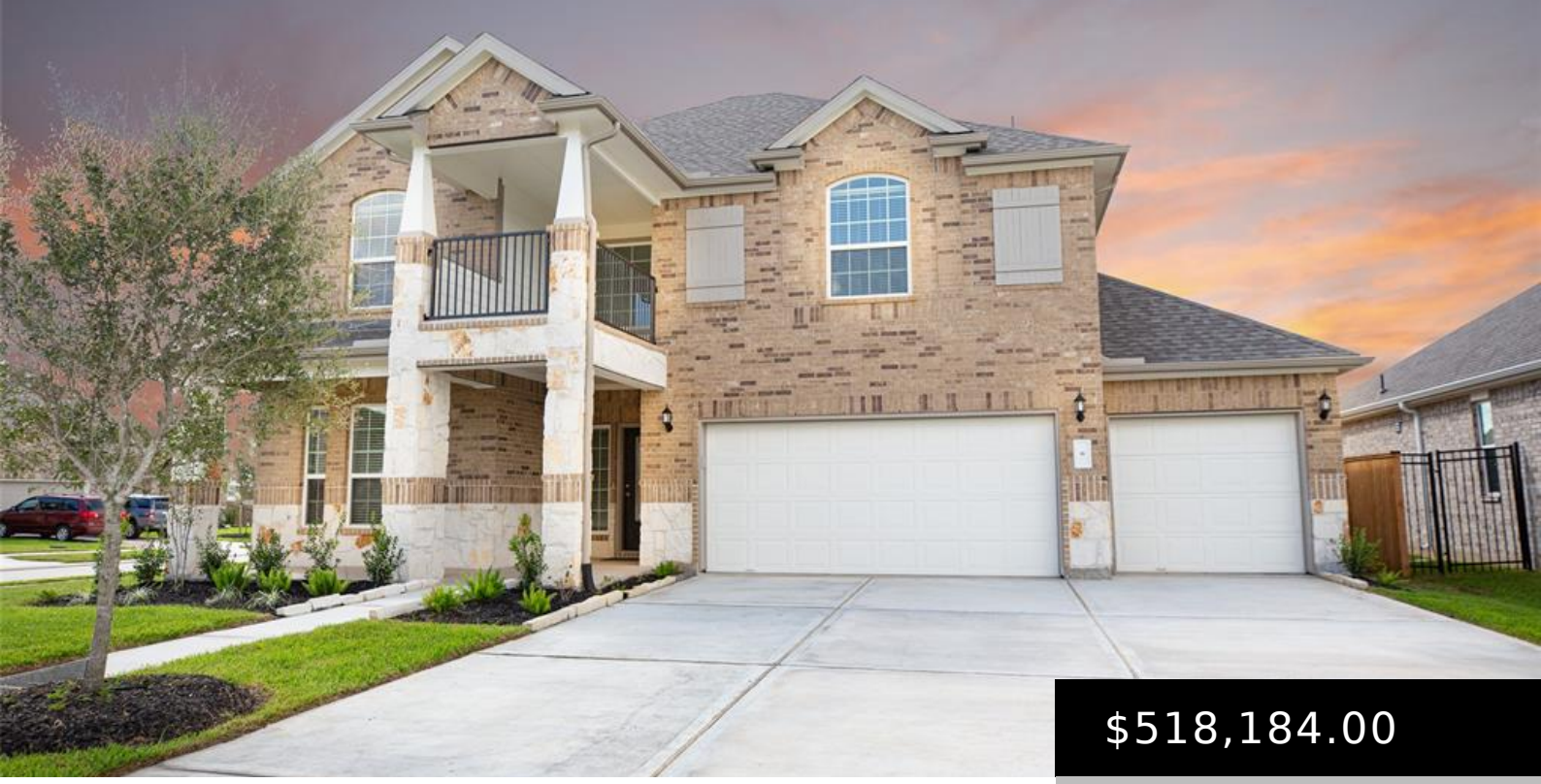


$518,184.00

## 6 AVERY BRK CT, MANVEL, TX 77578, USA

https://bunkerhillhomes.com

Love where you live in the gated section of Rodeo Palms in Manvel, TX! The Garner floor plan is a stunning 2-story home and features 5 bedrooms, 3.5 bathrooms, game room, flex room, and a 3-car garage! You'll love the soaring ceilings in this home! The gourmet kitchen is sure to please with 42″ cabinetry, [...]

## Rooms & Units Description

**Property title:** 8 Avery Brook Manvel Texas 77578

**Room Count:** 10

**Room Description:** Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House

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

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

**Master Planned Community:** Rodeo Palms

**Photo Count:** 32

**HOA Mandatory:** 1

**Original List Price:** 518184.00

**Key Map:** 652M

## Property Details

**Parcel Number:** NA
**Lot Desciption:** Cul-De-Sac,Subdivision Lot
**Style:** Traditional
**List Type:** Exclusive Right to Sell/Lease
**Builder Name:** PRINCETON CLASSIC
**Price Sq Ft List:** 158.42
**Acres Desciption:** 0 Up To 1/4 Acre
**Dwelling Type:** Free Standing
**New Construction:** 1
**New Construction Desc:** To Be Built/Under Construction
**Stories:** 2
**Floors:** Carpet,Tile
**Ownership:** Full Ownership
**Restrictions:** Deed Restrictions, Deed Restrictions
**Utility District:** 1

## Property Features

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

**Interior:** Balcony,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric,Zoned

**Pool Area:** 1

**Energy:** Attic Vents,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

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

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone

## Fees & Taxes

**Tax Rate:** 3.5 **Other Mandatory Fee:** TRANSFER & CAP FEE - ONE TIME AT CLOSING

**Fee Other:** 1 **Fee Other Amount:** 1500



## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-09-30

## Location Details

**Area:** 5

**County Or Parish:** Brazoria

**School District:** 3 - Alvin

**Directions:** From Houston: Head South on Hwy 288 and Turn right onto Rodeo Palms Parkway. Take your second right onto Rodeo Palms Blvd. At the gate, enter 111# to call Sales Office. Continue straight through the gate to our Model.

**School Elementary:** DON JETER ELEMENTARY SCHOOL

**School Middle:** RODEO PALMS JUNIOR HIGH SCHOOL

**School High:** MANVEL HIGH SCHOOL

**Subdivision:** Rodeo Palms - The Lakes

**Geo Market Area:** Alvin North

**State:** Texas

**Zip:** 77578

**City:** Manvel

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud

**Disposal:** 1

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

**Range Type:** Gas Range

**Legal:** LOT 45 BLK 2 RODEO PALMS- THE LAKES SEC. 3

**Access:** Automatic Gate

## Courtesy of



**List Office Name:** Princeton Classic Homes