

$490,761.00

9 CARMEL DR, MANVEL, TX 77578, USA

https://bunkerhillhomes.com

Love where you live in the gated section of Rodeo Palms in Manvel, TX! The Blaise floor plan is a stunning 2-story home on a LAKE VIEW lot, featuring 5 bedrooms, 3.5 bathrooms, game room, study, and 2.5-car garage! This home has soaring ceilings in the family room and includes ALL of the designer finishes […]

Rooms & Units Description

Property title: 9 Carmel Manvel Texas 77578

Room Count: 13

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: 36

HOA Mandatory: 1

Original List Price: 490761.00

Key Map: 652M

Property Details

Parcel Number: 7327-3004-002

Lot Desciption: Subdivision Lot,Water View

Lot Dimention: 70x147

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: PRINCETON CLASSIC

Price Sq Ft List: 144.98

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: Crown Molding,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,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

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

Kitchen Desc: Kitchen open to Family Room,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board,Stone

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 3.51 **Other Mandatory Fee:** TRANSFER FEE / CAP FEE PAID ONE TIME AT CLOSING

Fee Other: 1 **Fee Other Amount:** 650/600

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-12-30

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: Gas Dryer Connections,Washer Connections

Disclosures: Mud

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,USDA Loan,VA

Range Type: Gas Range

Legal: LOT 2 BLK.4 RODEO PALMS -THE LAKES SEC. 3

DOM: 14



Courtesy of

List Office Name: Princeton Classic Homes