

63 Atascadero Drive, Manvel TX 77578

Rodeo Palms



Home Features & Upgrades

Welcome to your new home! With 4 bedrooms, 2.5 baths. Family-friendly open floor plan between the Kitchen and Family Room -- perfect for gathering and entertaining. Backyard is just waiting for you to build your own oasis -- maybe a pool with an outdoor kitchen -- perfect to enjoy a morning cup of coffee or evening glass of wine! Wide plank hand-scraped hardwood floors in the first floor living areas, arches throughout the home add to the contemporary architecture, vaulted ceilings in the second-floor rooms. Updated stainless steel appliances in the kitchen, 5-burner stone perfect for your Master Chef! Refrigerator stays! This home is a must see!

Interior

- 2005 home, 4-bedroom, 2.5 baths, 2435 SF, lot 5828 SF
- Front door faces East
- Wide plank hand-scraped hardwood floors in the main living areas of the first floor
- Foyer has high ceiling, with art niche, floor tile laid on a 45° angle and chandelier
- Rounded arches throughout the home add to contemporary architecture
- Family room (16x15) - gas fireplace with natural stone surround and tile hearth, ceiling fan, door leads to the spacious backyard
- Formal Dining Room (12x10) - crown molding, chair rail molding, chandelier
- Kitchen (15x10) - 42" light finish cabinets, double stainless sink, upgraded stainless steel appliances, 5-burner gas stove, refrigerator stays
- Breakfast room (10x9) -- sitting bench to relax with family and friends, chandelier
- Master (17x13) -- first floor, overlooks the spacious backyard, upgraded carpet with thick pad for comfy feel
- Master bath has dual sinks, walk-in glass shower, large jacuzzi tub perfect for that bubble bath and walk-in closet with built in shelves
- Half bath -- first floor

Interior (cont'd)

- Game Room (18x15) -- second floor, vaulted ceiling
- Bedroom 2 (13x12) -- second floor, vaulted ceiling
- Bedroom 3 (13x11) -- second floor, vaulted ceiling, walk-in closet
- Bedroom 4 (13x10) -- second floor, vaulted ceiling, arch accent window
- Full bath -- second floor, dual sinks, combined shower and tub

Exterior / Community

- Develop your own oasis in your backyard, maybe a pool, with an outdoor kitchen -- perfect to enjoy your morning coffee or an evening glass of wine!
- Full coverage automatic sprinkler system
- Rodeo Palms is a beautifully established master-planned community located off Highway 288. Conveniently located in Manvel, you are minutes away from Highway 6, Beltway 8, the Medical Center, shopping and much more. This prime location is perfect location for commuters. Artistically pleasing landscaping, and beautiful surrounding lakes. Rodeo Palms offers a plethora of amenities including a community pool, club house and recreation center.
- Zoned to Alvin ISD (Buyer to verify schools) highly acclaimed schools
 - Don Jeter Elementary; Rodeo Palms Junior High
 - Shadow Creek High

Exclusions: None

Negotiable: None

As per seller