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# 11 SUNNYVALE LANE

## MANVEL, TX 77578

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OFFERED AT \$239,500 with 1-year warranty (Buyers Choice \$500 max) PRISTINE PROPERTY - Custom Home – 1672 Sq. Ft. - 3 Bed 2 Bath 2 car Garage - 8320 Sq. Ft. Pool size Lot - Excellent Curb appeal.

Features:

Great Room – 15'x18'	Office – 9'x10'	Bedroom 3 – 11'x12'
Kitchen – 14'x15'	Master – 13'x14'	Laundry – 6'x6'
Dining – 9'x10'	Bedroom 2 – 12'x12'	Garage – 18'x22'

Premium Lot on Cul-de-sac with Lake View and beautiful Landscape. Quiet no Thru traffic.

Central Heating and Air Conditioning with Wi-Fi Thermostat.

Many upgrades to include Fresh paint inside and out. New flooring throughout with 5" Decorative baseboards throughout. Custom Crown Molding throughout. Ceiling fans. Great room with vaulted ceilings and built in book case with cabinet storage.

Huge walk-in closet in Master. Master bath with Oval tub and separate Shower. New appliances in both baths.

Large Island Kitchen. Granite counter tops. Custom Cabinets and Pantry. New kitchen appliances, Dishwasher, Sink, Disposer, Microwave, Gas Range, Refrigerator. Appliances included.

Laundry Room inside with Front loader Washer and Electric dryer Included.

Outdoor Kitchen with Granite counter, Stainless sink, ceiling fan and new Gas Grill with Rotisserie.

Garage space for 2 cars with single door and new Opener & Remote.

Eco friendly Water Smart Lawn and Garden Sprinkler system with cell phone controller.

Attic insulation added for improved energy efficiency.

H.O.A. Fees \$600 annually - Monitored Alarm system

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