



## Thank You for Showing!

We purchased this property in March of 2016 due to the beautiful exterior and "bonuses" of the house - beautifully framed entry room, large kitchen and morning area, the sitting room connected to the main room. The large concrete backyard was also a plus - our kids could ride bikes safely without leaving the house; it's also great for entertaining. The upstairs bedrooms are huge. Loved the study and laundry chute.

The walking trails near the creeks with the turtles and ducks are amazing. It's very safe here, and we've even taken walks late at night by the lighted path. Plenty of families. Diversity. The schools are A+ rated. Our neighbors are friendly and helpful. Zero flooding during Harvey - we walked around the neighborhood during breaks in the rain.

*Hope you love our home as we have!*

*Thank you! - The Yancy-Redmond Family*

# 3618 Willow Springs

MANVEL, TX 77578


## Updates List


<b>2016</b> NEW WOOD TILE FLOORING	\$14,000
Entire bottom floor and upstairs gameroom.	
<b>2018</b> NEW ROOF	\$17,500
<b>2020</b> NEW A/C UNIT	\$8,000
<b>2020</b> NEW CARPET	\$700
All upstairs bedrooms.	
<b>2020</b> FRESH PAINT	\$700
Freshly painted in 2016 and 2020 throughout entire home.	
<b>2018</b> FULL SIZE DOUBLE OVENS	\$4000
<b>2020</b> NEW DISHWASHER	\$800
<b>2020</b> PATIO FANS INSTALLED	\$500
<b>2016</b> HALF BATH UPGRADE	\$700
New vanity in downstairs bathroom installed. Previously a pedestool, and is now a full cabinet with granite countertops.	
<b>2020</b> PRIMARY BATH UPGRADE	\$650
New double shower heads in primary bath (2017). New fixtures on primary bathtub (2020).	
<b>2017</b> VIDEO DOORBELL SYSYEM	\$250


*Connect with us for a private Showing!*




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*Helping People Make The Right Move!*

 980-328-2030

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# 3618 Willow Springs

MANVEL, TX 77578

- 4 Bedrooms
- 3.5 Bathrooms
- 3 Car Garage
- 6,600+ Square Feet
- Offered at \$413,000
- Zoned to Highly Desired Pearland ISD





# 3618 Willow Springs Drive

MANVEL, TX 77578

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## Listing Agent

**MADLINE ROSS**

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## Team Admin

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**\*\*Copy Team Admin on all e-mail correspondence\*\***

## Exclusions

Built-in White Cabinets in Downstairs Office

Basketball Goal in Backyard

Jungle Gym in Backyard

Mounted TVs are Negotiable

## Non-Realty

Refrigerator is Negotiable

Sellers can gift different set of Washer/Dryer upon request.

They are taking the set currently with the home.



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