

Updates & Upgrades

This information was voluntarily provided by the seller of the below notated listing address. The information should be considered approximate, and could be interpretive based on the sellers opinions.

Property Address: 3822 Pecan Court, Manvel, TX 77578

PATIO COVER INSTALLED 2007 WITH LIGHTS & CEILING FANS

UPDATED KITCHEN AND BATHROOMS.

OVERSIZED SOAKER TUB IN MASTER BATH WITH SEPARATE SHOWER.

UPDATED KITCHEN APPLIANCES INSTALLED.

EMERGENCY GENERATOR INSTALLED 2018

SPRINKLER SYSTEM INSTALLED 2016

ELECTRICAL OUTLETS IN ROOF EAVES ON TIMER IN ATTIC FOR CHRISTMAS LIGHT DISPLAYS

UPDATED ROOF 2018

UPDATED A/C 2018

Handwritten notes area with a large rectangular box containing the text above and several horizontal dashed lines below it for additional notes.

Owner's Favorite Things

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GARAGE CABINETS

3 CAR GARAGE

BIGGER BACKYARD THAN MOST IN SUBDIVISION

NO HOUSES DIRECTLY BEHIND US

QUIET STREET

PLENTY OF STREET LIGHTS FOR NIGHT TIME WALKS

GAS LOG FIREPLACE HAS ELECTRIC START

SOUTHERN PLANTATION SHUTTERS

HUGE MASTER CLOSET

PRODUCING ORANGE TREE

Additional Property Info.

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Property Address: 3822 Pecan Court, Manvel, TX 77578

Neighborhood	STONEBRIDGE OF SILVERLAKE
MLS #	89518704
Approximate Sq. Ft.	2006
Year Built	2007
Tax Rate: Est. Tax	2.6 \$4,584.07
School District	PEARLAND
Schools Zoned	
Amenities	COMMUNITY POOLS & PLAYGROUNDS
A/C Age # of units	2 YEARS 1
Heater Age # of units	10 YEARS 1
Water Heater Age # of units	4 YEARS 1
Oven Age Gas/Electric Single/Double	ELECTRIC SINGLE 2015
Cook Top/Range Age Gas/Electric	GAS 2015
Roof Age	2 YEARS
Dishwasher Age	5 YEARS
Microwave Age	5 YEARS
Dryer Connection Gas and/or Electric	ELECTRIC
Pool Age Pump & Water Heater Age	N/A
Equipment Existing Warranties:	N/A
Current Home Warranty:	N/A
Exclusions:	
Non-Realty Items:	
Home Owner's Association: Mandatory/Voluntary? (Dues, Etc.)	SILVERLAKE HOA MANDATORY \$623.50 A YEAR