

Property Details
3014 Southworth Ln., Manvel, TX 77584

Average bills:

Electric:	\$200 per month (\$75-\$300)
Gas:	\$50 per month
Water:	\$69 per month

Unique features:

- New Whirlpool over-the-range microwave (2020)
- New AC vent covers throughout the home (2021)
- Duct system cleaning (2019)
- New Insinkerator garbage disposal (2020)
- New master bathroom shower glass and door (2021)
- Refinished front door
- New utility storage shed in backyard (2020; \$1,000)
- New front garden bed border (2020)
- New fence along the back and side (summer 2020; \$3,000)
- Updated light fixtures

Seller Q&A:

1. Why did you originally choose to buy this home?

It is zoned to the school we wanted our children to attend and is close to the freeway. Convenience to stores and the town center were also a factor.

2. What are the best features of this home?

The fireplace, jacuzzi bath tub, large master bedroom, and the large backyard with so much potential.

3. What do you enjoy most about this neighborhood?

The kind neighbors are amazing. We also love the park and the neighborhood pool – both are well taken care of.

4. What are your favorite nearby places for shopping, eating, and recreation?

We enjoy places like the Pearland Town Center, Costco, and HEB for shopping. We like dining out at Jimmy Changas as well as Sam's Boat (great seafood). And Target is just a few minutes away. With the new 288 express lanes, we can also get to Midtown, Montrose, or Rice Village in about 20 minutes for a fun night out.