

2610 Rippling Bend Dr. Manvel, TX 77578



\$394,995
2,847 building sq ft
3/2.5/2

Front Yard:

- 5 Wired LED Landscape Lights
- LED Soffit Lighting above garage, entry porch, and along sides of house
- New Cedar Shutters in July 2018
- New Exterior Paint in January 2018 (Sherwin Williams Black Fox- all trim, gutters, and garage door)
- Custom Landscaping Design
(large rock brought in to large front flower bed, extended flower beds, flagstone border, etc.)
- Hardwired for Ring Doorbell and Exterior Camera
- Rain bird Sprinkler System Installed in March 2017

Back Yard:

- Fully Custom 500 sq ft covered patio including kitchen and living area completed January 2018
- Kitchen
 - Slate flooring imported from Brazil
 - 100% covered stone exterior- tumbled Beaver Creek
 - Natural soapstone countertops (over 70 sq ft of countertops including a 7' bar)
 - Built in green mountain grill pellet smoker
 - Cut out for green egg or similar ceramic grill
 - Wide stainless steel sink with commercial faucet
 - Two burner stainless steel side burner
 - Built in mini-fridge
 - Stainless steel cabinet doors- cabinets include slate flooring and tongue and groove wood walls
 - Power outlets with USB ports throughout kitchen
 - Stone TV Wall with Power and HDMI connections to cabinet below in kitchen
 - 48" Stainless fan- remote controlled
- Living Area/Overall Patio
- 8 LED lights
- 8 light chandelier over seating area

2610 Rippling Bend Dr. Manvel, TX 77578

- Two in ceiling 8" speakers wired to cabinet below stone wall TV
- Wood tongue and groove ceiling with gray stain
- Wood beams with oak stain
- 2nd TV wired for living area
- Full turf backyard including 300+ sq ft 4 hole putting green
- Window screens for all backyard windows not covered by patio
- Soffit lighting alongside side of house
- 5 Wired LED Landscape Lights
- Lantern style LED porch lights over each 6" patio support post
- New fence installed July 2017 (8'6" back fence, 7' sides, fully treated and stained)
- Flagstone landing pad behind fence for trash can
- Metal storage shed with slate landing pad in front
- No back neighbors

Entry/Porch:

- Custom Designed Iron Gate Securing Entry
- Full Flagstone entry way
- Iron/glass access door direct to garage
- built in Speaker

Garage:

- Central HVAC
- Full epoxy flooring
- 8" in-ceiling speakers
- Wired for TV
- Wired with additional electrical outlets
- LED canned lighting

Foyer:

- Faux painting over hand-scraped texture
- Travertine flooring
- Plantation Shutters
- LED canned lighting
- 6" crown molding

Half Bath:

- Faux painting over hand-scraped texture
- Custom painted cabinets
- Custom mirror
- Travertine Flooring
- LED canned lighting

Guest Suite:

- 20x11 guest suite (can be split back into two smaller rooms)
- Hand scraped hickory wood floors in olde english finish
- Custom chandelier over sitting area
- Plantation Shutters
- Custom drapery

2610 Rippling Bend Dr. Manvel, TX 77578

Full Bathroom:

- Custom arched entry to shower area (door removed)
- Faux painted walls and cabinets
- Upgraded custom mirror

Bedroom:

- Hand scraped hickory wood floors in olde English finish
- Floral wall mural for girls room/nursery
- Custom chandelier

Guest Hallway:

- Hand scraped hickory wood floors in olde English finish
- Small nook/reading area at end of hallway

Living Room:

- Hand scraped hickory wood floors in olde English finish
- Faux painted fireplace stone surround
- Custom stone TV wall with reclaimed wood at top
- Custom drapery and rod
- Custom chandelier
- Crackle faux paint in inset above fireplace

Dining Room:

- Crackle faux paint (seven step chemical reaction process)
- Plantation shutters
- Custom drapery
- 6" crown molding

Kitchen:

- Reverse osmosis water purifying system
- New faucet installed May 2019
- Large single basin anthracite quartz sink
- New GE Advantium microwave oven and stainless steel GE profile oven installed February 2019
- New GE stainless steel dishwasher installed 2018
- Custom vintage white painted cabinets
- Bead-board surround island painted in gray
- Custom glass inlay decor cabinet
- Travertine flooring
- Upgraded chandelier over breakfast table
- Plantation shutters

Primary Bedroom:

- Hand scraped hickory wood floors in olde english finish
- real wood espresso
- Plantation shutters
- Custom drapery
- Custom built in fireplace, bookshelf, and TV mount

2610 Rippling Bend Dr. Manvel, TX 77578

-Two built in 8" in ceiling speakers

Primary Bath:

- Faux painted cabinets with custom hardware
- Upgraded LED lighting
- Custom mirrors for both vanities

Primary Closet:

- Hand scraped hickory wood floors in olde English finish
- Upgraded LED light fixtures

Upstairs:

- Faux painting with suede texture
- Wired for home theater (projector power and HDMI, Dolby Atmos speakers)
- Includes built in two side, two rear and four overhead speakers
- Plantation shutters
- Nook for home office or other use
- Custom drapery

Laundry Room:

- Travertine flooring
- LED canned lighting
- Additional clothes storage rods

Overall:

- Upgraded to LED lighting throughout
- Upgraded most electrical faceplates throughout
- All previously used paint stored in attic and clearly marked
- Attic has decking plus built in shelves
- Hybrid foam insulation and energy star certified