

Feature Sheet

3710 Clark Manor Ln
Missouri City, TX 77459

Features:

- NEW ROOF (2022)
- \$7,000 – Wood Flooring Downstairs & Main Staircase (July 2014)
- \$6,000 – Downstairs A/C Unit (December 2017)
- \$6,000 – Upstairs A/C Unit (December 2017)
- \$3,700 – Laminate Flooring Upstairs & Side Staircase (August 2017)
- \$3,000 – Pool Heater (April 2020)
- \$1,700 – Oven (June 2017)
- \$1,500 – Water Softener (January 2020)
- \$900 – Dishwasher (January 2022)
- \$750 – Hot Water Heater (Left) (September 2016)
- \$750 – Hot Water Heater (Right) (June 2014)
- \$300 – Pool Pump (May 2021)
- \$250 – Microwave (July 2017)
- \$200 – Wifi Garage Door Opener (Small Door) (January 2019)
- \$200 – Wifi Garage Door Opener (Large Door) (December 2019)
- Formal Living, Formal Dining, Chef's Kitchen w/Butler's Pantry
- Mud Room, Powder Bath, Second Staircase
- Media Room, Game Room, Jack & Jill Baths, Second Bedroom Down, and MORE!
- High Ceilings, Crown Molding
- Backyard Oasis featuring Pool/Spa, Fire Pit, Pond, Spacious Yard

About the Community:

10,000 ACRE MASTER PLANNED - **GOLF COURSE COMMUNITY** – HAS WON COMMUNITY OF THE YEAR AWARDS MANY TIMES, & HAS EVERYTHING YOU CAN IMAGINE FOR YOUR FAMILY! EZ ACCESS TO HOUSTON VIA FORT BEND TOLL – NEW TOLLROAD EXTENSION RIGHT INTO SIENNA!! – 30 MINUTES OR LESS – MED CENTER IN 20 MINUTES. 4 POOLS, 3 AREA WATER PARKS, SIENNA GOLF CLUB W/ RESTAURANT & BAR IS OPEN TO THE PUBLIC & OVERLOOKS GORGEOUS LAKE FRONTAGE ON THE 18 HOLE GOLF COURSE! CAMP SIENNA -160-ACRE SPORTS COMPLEX- BASEBALL & SOCCER FIELDS, VOLLEYBALL & BASKETBALL COURTS, SCENIC OVERLOOK OF THE BRAZOS RIVER, 3 MILES OF WALKING TRAILS, & MUCH MORE! SIENNA STABLES EQUESTRIAN CENTER HAS 20 ACRES OF TURN OUT! SIENNA'S State-of-the-Art FITNESS CENTER – RECENTLY EXPANDED TO OVER 3 X THE ORIGINAL SIZE & INCLUDES A CHILDCARE CENTER! 8 TENNIS COURTS & AMPHITHEATRE FOR CONCERTS ON THE LAKE !!