



2 DESERT WILLIOW CT, MANVEL, TX 77573

MLS #91566978 2,250 SF 6,342 LOT 2015
4 Bedrooms 3-1/2 Baths 2-car Garage

The Rodeo Palms subdivision is a 600-acre master-planned community with clubhouse, junior Olympic-sized pool, splash pad, 10+ lakes in the community with catch-release fishing, 2 neighborhood parks, a walking trail with exercise station, and a gazebo. Enjoy year-round community events while being minutes away from outstanding shopping, dining, and entertainment in Pearland. This community is served by Alvin ISD with excellent academic and athletic programs.

LIVING ROOM - DOWNSTAIRS (15'9 x 13'2)

Two (2) windows with 2" white blinds
Neutral tile flooring

KITCHEN - DOWNSTAIRS (12'9 X 10'2)

Gas stove, microwave and dishwasher
Tons of cabinet/storage space
Upper and lower wood-grained cabinets, granite countertops with flat edging and neutral tile backsplash
Neutral tile flooring
Gas stove with grill
Under counter lighting
Fluorescent lighting
Large pantry

BREAKFAST ROOM - DOWNSTAIRS (14 x 11'2)

9' ceiling with ceiling light
2 windows with 2" white blinds
Access to backyard
Neutral tile flooring

HALF BATHROOM 2 - DOWNSTAIRS (5'6 x 5'2)

Toilet, pedestal sink, and decorative mirror
Neutral tile flooring

PRIMARY BEDROOM 1 - DOWNSTAIRS (14'7 x 16)

Tall window with 2" blinds
Lighted ceiling fan
Carpet flooring
Connects to private bathroom and large walk-in closet (14'5 x 5'11)

PRIMARY BATHROOM 1 - DOWNSTAIRS (17'10 x 6)

Cabinetry with two (2) sinks and large vanity mirror
Soaking tub with separate glass shower
Private toilet room
Neutral tile flooring

BEDROOM 2 - UPSTAIRS (13 x 10)

Window with 2" white blinds
Ceiling light
Carpet flooring
Walk-in closet

BEDROOM 3 – UPSTAIRS (12 x 11’6)

Window with 2” white blinds
Ceiling light
Carpet flooring

BEDROOM 4 – UPSTAIRS (10’2 x 10)

Window with 2” blinds
Ceiling light
Carpet flooring
Walk-in closet

FULL BATH – UPSTAIRS (7’9 x 6’5)

Tub/shower combo, toilet, wood-grain cabinets, stone countertop/sink
Neutral tile flooring

GAME ROOM - UPSTAIRS (18 x 14)

Three (3) windows with 2” white blinds
Ceiling light
Carpet flooring

UTILITY/LAUNDRY ROOM – DOWNSTAIRS (9’4 x 6’5)

Space for washer, dryer, and freezer
Overhead clothes rod and shelf
Neutral tile flooring

GARAGE (21 x 18’3)

Garage door opener with 2 remotes - 2022
Heavy shelving and overhead storage rack
Raised platform for additional storage

INTERIOR

Built-in alarm system
Electronic thermostat
9’ ceilings throughout
CastleRock “Neches” floorplan

EXTERIOR

Covered front porch
Brick on all four sides with cement board siding accents
Neatly manicured front yard
Ring doorbell

ENERGY FEATURES

Digital program thermostat, Energy Star appliances, insulated doors and windows
Rheem A/C and HVAC system - 2015
Roof - 2015
Water heater - 2015

Property Owners Association: Rodeo Palms Community Association

Management Company: Principal Management Group of Houston, 713-329-7100,
www.pmg-houston.com