

# 2903 Manila Lane

## Spring Shadows

Interior: 2283 sq ft | Lot: 9236 sq ft | Built 1979

### Interior

- Fresh interior paint (2023)
- All new ceiling & decorative light fixtures
- Tile & luxury vinyl flooring
- CPVC pipes throughout home
- MI double pane low e windows (April 2020)
- Solid wood 2 panel doors
- Nest thermostat (August 2018)
- Media filtration system
- 8' Ceilings throughout, with the exception of living room

### Kitchen (15 x 13) – Completed Nov 2018

- New custom cabinetry, granite countertops with under counter lighting
- GE Café series stainless steel appliances
- 30" Gas range & oven w/warming drawer Wi-Fi enable & 27" electric wall oven
- GE Counter depth fridge with Keurig & Wi-Fi enable
- 5'x4' Center island with storage on both sides & space for dining
- Insta-hot water dispenser & InSinkErator disposal

### Dining (15 x 13) & Office (19 x 13)

- Dining & office area open to kitchen
- Dining windows have electric solar window shades
- Office enclosed with sliding barn doors

### Living Room (22 x 16)

- 10' Vaulted coffered ceiling
- Gas log fireplace with custom cabinets on each side
- Updated wet bar with separate ice maker and space for 24" wine fridge
- Electric solar window shades
- Lutron Casserta Wi-Fi intelligent switches

### Utility (9 x 8)

- Washer & gas dryer connections with butcher block countertop above
- Custom cabinets & shelving
- Space for extra refrigerator or freezer

Michele Alexander REALTOR-ASSOCIATE®  
michele.alexander@sothebys.realty 281-731-3656

All amenities should be verified by buyer

### Primary Bedroom (16 x 15) & Bath

- Bedroom has luxury vinyl flooring & crown molding
- Sliding barn door from bedroom to bathroom
- Two separate walk-in closets with custom shelving (Sept 2020)
- Separate toilet room with Kohler toilet
- Spacious walk-in shower with glass door (Sept 2020)

### Secondary Bedrooms & Bath

- All bedrooms have walk-in closets with custom shelving (Sept 2020)
- Bathroom has double sink vanity with Delta faucets and oversized deep tub

### Garage

- Epoxy Flooring (Nov 2018)
- Wire storage racks from ceiling
- New garage door (April 2020)

### Exterior

- New 30-year shingle roof (April 2020)
- New siding & vapor barrier (April 2020)
- New front door & entry wood beam (April 2020)
- Ring doorbell (Nov 2022)
- Updated painted brick (April 2020)
- Tiled entry porch & back covered patio (Sept 2020)
- Professionally landscaped with Rainbird Wi-Fi irrigation system (May 2021)
- Backyard updated with 900 sq ft of turf & added bocce ball court (May 2021)
- All new fence/ permanent stain (April 2020)

### Neighborhood

- Quick access to City Centre, Memorial City, Memorial Hermann Hospital, Westin Hotel, Perry's Steakhouse, State Fare and more
- Spring Branch ISD schools
- Neighborhood security patrol

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