



ABOUT THE PROPERTY:

Introducing 3006 Manila Ln, in Spring Shadows. Boasting a generous 2,912sqft and an open floor plan, this home is perfect for entertainment. The heart of this home is the chef's kitchen, featuring quartz countertops, a spacious island, double ovens, and a Thermador gas range. The kitchen opens to the living room, graced with vaulted ceilings, a cozy fireplace, and custom-built cabinetry. The home has the flexibility to have either 3 or 4 bedrooms. The sellers previously converted a bedroom to a large dining room, creating additional "living rooms" and the ability for a separate formal living and formal office! The possibility of converting the dining room back to a bedroom is easy and there is still plenty of room for a formal dining and formal office/flex room. The primary is complete with a newly renovated bathroom, showcasing Restoration Hardware lighting, a large soaking tub, and a custom-built walk-in shower. This home is adorned with updates and enhancements that truly set it apart.

SELLER UPDATES & FEATURES:

Kitchen

- Silestone quartz countertops throughout kitchen – abundant countertop space for chefs
- Thermador Professional gas range top with griddle
- Built-in KitchenAid double oven
- U-Line undercounter 48-bottle wine refrigerator
- Bosch dishwasher
- KitchenAid microwave
- Kohler 17" undermounted Farmhouse sink with pull-down faucet
- Custom cabinets
- Stainless vent hood with custom-made cover to match cabinets
- Large custom double-casement triple-pane windows with Hunter Douglas Solar Shade blinds in the kitchen and breakfast room
- New full-pane glass door to access patio

- Opens to living room making for ideal entertaining

Mudroom

- Silestone countertop
- GE washer & dryer
- ½ bath with custom mirror and cabinet
- Utility large tub sink with overhead custom cabinet
- Custom built cabinets throughout
- New half-glass back door
- Casement window with privacy glass

Living Room

- Custom built cabinets and entertainment center sized for 75" TV with Sanus full-motion TV mount
- Surround sound Klipsch inwall speakers
- Vaulted cathedral ceiling with canned lighting on dimmer switch





Living Room cont.

- Fireplace with gas logs
- Custom Large double-hung sliding triple-pane windows overlooking backyard

Primary Bedroom

- Custom large double-hung insulated sliding windows overlooking back patio
- Custom Hunter Douglas blinds
- New full-pane glass door to access patio

Primary Bathroom

- Custom built cabinets throughout
- Custom framed mirror
- Restoration Hardware luxury lighting
- 14" matching undermount rectangular ceramic sinks
- Silestone quartz countertops
- Kohler Artifacts matching his/her faucets
- Built-in 62-gallon soaking tub with seating ledge
- Large above tub picture window with custom Hunter Douglas blind
- His & her custom-built large walk-in shower with bench seat
- Speakman showerhead with separate Kohler hand-shower wand and sidebar on separate wall
- Toilet room privacy door with privacy casement window

Second Bedroom

- Elfa-designed kid-friendly closet
- Large custom double-casement insulated window with bench seat and Hunter Douglas custom blind

Third Bedroom

- 2-lite sliding triple pane window with custom Hunter Douglas blind

Secondary Bathroom

- Custom built cabinets throughout
- Custom framed mirror over matching sinks
- Kohler tub with shower
- Shower & toilet separate privacy door
- Floor-to-ceiling white subway tile in shower
- 1/2 wall-high surrounding square arctic white tile
- 14" matching undermount rectangular ceramic sinks
- Granite countertops
- Speakman widespread matching faucets
- Casement window with privacy glass and bench seating

Entryway

- Large custom mahogany entry door with designer lockset and 2/3 arch insulated reeded privacy glass with steel reinforced plates including top & bottom surface bolts

Study

- Double casement insulated window with Hunter Douglas Solar Shade blind

Other Notable Features

- Large 17.5'x61' custom made tempered picture window in dining room overlooking front yard with two flanking smaller windows
- Replaced majority of galvanized pipes with PVC pipes
- Installed new gas water heater in 2020
- Replaced one A/C unit and corresponding duct system in 2018
- Restoration Hardware lighting in the hallway
- Custom builder designed treehouse in backyard
- Updated landscaping
- Hard-wired for outside security cameras
- Outdoor refrigerator/freezer in garage



3006 Manila Lane

Houston, TX 77043



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Other Notable Features cont.

- Interior partially repainted
- New back doors
- Living room recessed lighting
- Exterior pressure washing
- Roof maintenance
- New exterior paint
- Exterior siding repairs
- Multi-zone outdoor sprinkler system for yard and flower beds
- Ceiling fans in all bedrooms

