

3115 Longhorn Circle, Manvel, TX 77578

The Attributes of this Property

Major improvements you should know about this property.

- Backup Generac Generator 22kw installed \$15,000. Located on side of house.
- Solar Screens installed \$3000.
- Roll down Patio Solar Screens
- Radiant Barrier – Attic
- Ceramic window tint installed \$4000.
- HALO Air Purifier in the AC System (it is UV Lighting that kills mold and Mildew in the AC unit - generates ozone).
- Recessed lighting, smart phone operations, dimmable lighting
- Recent roof 2017
- Upgraded primary bathroom (New Jacuzzi Tub, New Shower tile and glass)
- Check out the pantry under the stairs.
- Amazing spacious water views from back yard
- Metal Fence North Border replaced, rust proofed and painted 2020.
- Both Wood Fences and gates replaced 2021.
- Replaced the entire deck outside and added Pergola 2018
- Cedar Patio outdoor shed \$3500
- Sony Projector + screen Valued at \$8000
- Custom Built Cabinets/shelves Front flex room, media room, and Garage
- Klipsch outdoor speakers, porch speakers, and Pylon Amplifier/tuner
- Outdoor Grill and mini fridge port.

Pool Accessories

- Waterfall, Hot tub, and Polaris pool cleaner

Additional attributes

- Swann view Camera System
- Ring Cameras two out front, one in the back, and one in the garage.
- Raintree sprinkler system but the back section doesn't function. I believe it needs to have the hose replaced. I never used it and kept it shut off in case of freezing.

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