



4222 Dalea Clover Ln, Manvel, TX 77578

Special Features:

- Crown Molding Throughout Home
- Whole house Water Softener
- Triple-Filtered, Kitchen Sink mounted drinking water.
- Under Kitchen Cabinet Lighting
- Architectural Arches throughout
- 2-year-old Pool with 3 Water Features, LED Lights, and Cabo Shelf
- Upgraded Security System with 3 hi-def cameras with sound and talk feature and glass break detection.
- Vivint monitoring.
- Kitchen Refrigerator Stays
- Frigidaire appliances
- Front and back Sprinklers with automatic timers
- Front and back Rain Gutters
- Custom Sunscreens for windows on back of house.
- Gas Fireplace in living room
- 2 HVAC units (zone controlled)
- 2 Water Heaters (zone controlled)

★ The following items **will not convey** with the property! ★

- Washer and Dryer
- ALL TV Mounts
- Shelving in Office
- The Fountain in the front flower garden
- Steel Bird in back flower garden
- Racks in the Garage
- Foot Lockers in the Garage
- Garage Refrigerator

EXCLUSIONS