



# Property *Features*

7004 Terra Lane, Manvel, Texas

## GENERAL

- Oversized Corner Lot
- Less than 1 Mile to Manvel Jr. High School, Manvel High School and EC Mason Elementary School
- Approximately 4 Miles to the new Manvel HEB and other Shopping!
- Access to the Neighborhood Lake
- Covered Back Patio with Concrete Extension
- Automatic Sprinkler System
- Hurricane Shutters for Outdoor Windows
- Luxury Wood Plank Vinyl throughout Living Spaces
- 2nd Bedroom and Full Bathroom Downstairs
- 8 Foot Solid Wood Doors on Main Level
- Standard 9ft Ceilings in All Areas | Primary Bedroom Features 10ft Ceilings  
Grand Entry has 20ft Ceilings
- High Energy HVAC with Dual Zone Smart Thermostats
- 3 Access Points to Attic Entry with Additional Storage
- Wired for Security System
- Smart Living Room Fan and Main Living Area Lights with Connection to Alexa & Google Home

## KITCHEN

- Solid Wood Cabinetry with Soft Close Drawers and Cabinets & Updated Modern Hardware
- Gas Range Stove with Built-in Air-Fryer
- Built-in Microwave to Save Counter Space
- Large Eat-in Quartz Island with Farmhouse Sink
- Quartz Countertops Throughout
- Pendant Lighting Above Island
- Custom Light Filtering Dual Rolling Shades on all Dining Area Windows
- Custom Tile Backsplash
- Built in Trash and Recycle
- Separate Coffee Bar Area



*continued...*

## PRIMARY BEDROOM/BATHROOM/CLOSET

- Oversized Bedroom with Tray Ceiling and Views to the Backyard
- Trio of Windows Above the Bed to Add to the Natural Light
- Large Soaking Tub with Large Window for Above
- Dual Sinks with Quartz Countertops
- Custom Rustic Wood Framed Mirrors
- Glass Framed Walk-in Shower
- Vanity Area with Storage Drawer
- Oversized Walk-in Closet with Built-in Storage

## LAUNDRY ROOM

- Electrical for a 2nd Refrigerator, if desired
- Oversized with Storage Area Stretching Under the Staircase
- Built-in Shelves and Cabinets for Organization

## UPSTAIRS GENERAL

- Zoned A/C and Heat
- 3 Full Bedrooms
- Bathroom with Large Quartz Countertop with Extra Under Counter Storage
- Custom Rustic Wood Framed Mirror
- Versatile Upstairs Room with Closet that could be used as a gym, craft room, game room, media room, man cave - You name it!