

Features & Amenities of 8811 Manhattan Drive
Meyerland/Bellaire Area

3 Bedrooms + 2.5 Baths + Garage + Carport + Pool + Gated Drive
Newly Installed Roof + Newly Installed AC Condenser Unit and Electrical Panel +
Recent A/C Ductwork* + PEX Piping in Attic* + PVC Under Slab Plumbing*
2,260 House Square Footage/HCAD – 10,530 Lot Square Footage/HCAD

Foyer: 10'6" x 5'4"

- Craftsman Style Front Door
- Clear Wavy Glass Sidelights
Flank the Front Door
- Terrazo Tile Floors
- Opaque Glass Light Fixture
- Coat Closet

Living Area/Flex Room: 14'8" x
13'5"

- Diamond Paned Leaded Glass
Bay Window
- Light Taupe Hued Pile Carpet
- Art Spot Lighting
- Chair Railing
- White Sheer Drapes
- Living Area Could be used as
an In Home Office

Dining Area: 12'5" x 11'

- Light Taupe Hued Pile Carpet
- Hurricane Rated* Picture Sized
Slider Windows view the
Xeriscaped Front Yard
- Recessed Lighting
- Chair Railing
- Natural Wood Hued Double
Louvered Doors between the
Dining Area & the Kitchen

Kitchen: 11'11" x 11'2"

- Granite Countertops

Kitchen Continued:

- Natural Stone Style Tile
Backsplash with Decorative
Tile Inset
- Walnut Hued Raised Panel
Cabinets/Drawers
- G.E. Profile 4 Burner Induction
Cooktop
- Whirlpool Dishwasher
- Maytag Oven with Separate
Broiler Below
- Decorative Brick Surrounds the
Oven
- Stainless Steel Refrigerator –
Remains per Seller
- Undermount Stainless Steel
Sink with 2 Basins
- Polished Nickel Goose Neck
Faucet
- Polished Nickel Spray Wand
- Polished Nickel Soap
Dispenser
- Two Tiered Pantry with Walnut
Hued Raised Panel Double
Door Enclosure
- Granite Topped Breakfast Bar
Between the Kitchen & the
Breakfast Room
- Granite Topped Breakfast
Bar/Serving Bar Between the
Kitchen & the Family Room
- Light Taupe Hued Tile Floors
- Ceiling Fan with Light

Kitchen Continued:

- Kitchen opens to the Family Room

Breakfast Room: 11'1" x 9'1"

- Light Taupe Hued Tile Floors
- Hurricane Rated* Picture Sized Stationary Window
- Light Fixture with Southwestern Style Ceramic Shade
- Light Hued Wood Wainscotting
- Updated Sliding Glass Door opens to the Expansive Patio & Sparkling Pool

Half Bath: 4'7" x 3'11"

- Wall Mounted White Porcelain Sink
- Polished Chrome Faucet
- Mirror Faced Medicine Cabinet
- Light Hued Wood Wainscotting
- Kohler Commode
- Lightly Taupe Hued Tile Floors
- Wood Stained Faux Wood Blinds
- Can be used as the Pool Bath

Family Room: 25'6" x 15'4"

- Wide Plank Engineered Wood Floors
- Built in Entertainment Center
- Built in Shelves Adjacent to the Entertainment Center
- Brick Fireplace with Brick Hearth

Family Room Continued:

- Side by Side Picture Sized Casement Windows Flank the Fireplace
- Light Hued Wood Panelled Walls
- Wood Beamed Ceiling
- Ceiling Fan with Wood Blades & Light Amber Glass Shades

Primary Bedroom: 15'1" x 13'

- Taupe Hued Pile Carpet
- Hurricane Rated* Slider Glass Windows
- Hunter Douglas Duette Honeycomb Window Shades
- Updated Ceiling Fan, with Light
- Walk in Closet (7'3" x 5'6") with Built in Shelves
- Additional Walk in Closet (8'11" x 5'8") with Built in Shelves & Multiple Hanging Rods

Primary Bath: 8'11" x 8'11"

- Corian Style Topped Vanity
- White Porcelain Sink
- White Painted Cabinets & Drawers
- Recessed Lighting
- Separate Vanity Area
- Walk in Shower offers Tile Surround with Decorative Tile Inset & Rain Shower Head Wand
- Kohler Commode
- Wall Mounted Built in Cabinet
- Faux Wood Blinds
- Light Taupe Hued Tile Floors

Second Bedroom: 11'11" x 11'

- Taupe Hued Pile Carpet
- Hurricane Rated* Slider Windows
- Hunter Douglas Duette Honeycomb Window Shades
- Wardrobe Closet

Third Bedroom: 11'11" x 11'11"

- Taupe Hued Pile Carpet
- Two Sets of Hurricane Rated* Slider Glass Windows
- Updated Polished Nickel Ceiling Fan, with Light
- Walk in Closet with Wall Mounted Shelves & Two Hanging Rods
- Wood Stained Faux Wood Blinds

Hall/Guest Bath: 8'1" x 7'5"

- Sage Green Hued Tiled Vanity
- White Porcelain Sink
- White Painted Cabinets/Drawers
- Linen Cabinet with Hamper Below
- 4 Light Polished Nickel Light Fixture
- Sage Green Tile from the Floor to 1/3 Upwards on the Wall
- Full Tub/Shower with Sage Green Tile Surround & Polished Nickel Rain Shower Head Wand
- Kohler Commode
- Hunter Douglas Duette Honeycomb Windows Shades

Bedroom Hallway:

- Taupe Hued Pile Carpet
- 2 Walk in Closets

Laundry Room: 11' x 9'3"

- Built in Granite Topped Desk with Wood Stained Drawers & Cabinets
- Light Taupe Hued Tile Floors
- Light Hued Wood Wainscotting
- Utility Cabinet for Storage of Mops, Brooms, Cleaning Supplies, etc.,

Pool and Backyard Patio:

- Large Kidney Shaped Style Pool, with Brick Coping
- Gunitite Pool with Fiberglass Overlay, Per Previous Seller
- Kool Decking surrounds the Pool
- Expansive Backyard Patio Area – Approximately 32'7" x 17'4"
- Xeriscaped Area on the South Side of the Pool

Oversized One Car Detached Garage: 20' x 17'11"

- Finished Sheetrock Walls & Ceiling
- Raised Gambrel Style Ceiling
- Painted Concrete Floors
- 2 Storage Closets
- Recessed Lighting
- Metal Garage Door
- Automatic Garage Door Opener
- This Versatile Space can be used as a Garage, Pool House, Exercise Room, etc,

Elongated Driveway & Carport:

- Terra Cotta Hued Patterned Concrete on the Upper Portion of the Driveway including Underneath the Carport
- Electronic Driveway Gate
- Freshly Painted Carport – October 2024

Exterior:

- Covered Breezeway Between the House & the Garage
- Metal Fence & Gate Between the Driveway & the Backyard
- Light Taupe Painted Backyard Fence

Front Yard:

- Recently Poured Concrete Winding Front Walkway
- Portion of Front Yard Sidewalk Lifted & Levelled*
- Majestic Oak Tree

Structural Specifications:

- New Roof Installed - August 2024
- 14 Exterior Bell Bottom Piers installed by Dawson Foundation Repairs, with Transferrable Lifetime Service Agreement – 2023*
- Hurricane Rated Windows, per Previous Seller

Mechanical & Electrical Specifications:

- Newly Installed 5 Ton Lennox A/C Condensing Unit – September 2024
- Installed a New High Efficiency Media Filter Cabinet & New Filter to ensure a High Standard of Air Cleanliness*
- Ductwork – 2019 per Previous Seller
- Newly Installed 125 AMP Main Breaker Panel, Main Electrical Service, 200 AMP Service Disconnect, & Optimum Surge Protection – October 2024*
- PEX Piping in the Attic, per Previous Seller
- PVC Under Slab Plumbing, per American Leak Detection Report – August 2023*

Project Brays:

- Completed in 2022, Project Brays is the Largest Flood Damage Reduction Program Undertaken by the Harris County Flood Control District to Date**
- Project Brays was a Multi-Year, \$480 Million Project that Substantially Reduces Flooding Risks in the Brays Bayou Watershed**

Project Brays Continued:

- Project Brays helps to Reduce Flooding Risks by Widening 21 Miles of Brays Bayou, Replacing or Modifying 32 Bridges, and Excavating Four Stormwater Detention Basins that will hold a Collective 3.5 Billion Gallons of Stormwater**

Neighborhood Information:

- Meyerland is conveniently located with an easy commute to the Texas Medical Center, Downtown Houston, Greenway Plaza, & the Galleria Area
- Deed Restricted Community – Active Home Owners Association - Meyerland Civic Improvement Association
- 24 Hour Constable Security Patrol
- Walking Distance to Neighborhood Meyerland Park
- Neighborhood Grocery Stores include the Recently Built HEB Meyerland Market on Beechnut Street and the Randalls Grocery Store in Meyer Park

Neighborhood Information

Continued:

- Meyerland Plaza Shopping Center offers a Multitude of Retail Stores including Target, Dicks Sporting Goods, Marshalls, Office Depot, Nordstrom Rack, etc., Meyerland Plaza also offers Restaurants which includes Escalante's, La Madeline, Café Express, Akiko Sushi & Bar, etc.,
- Meyer Park Shopping Center is located within close proximity of the subject property and offers a Multitude of Retail Stores including Randalls Grocery Store, Kohls, Burlington Coat Factory etc., Meyer Park also offers Restaurants which includes Luby's, Fuzzy's Taco Shop, The Catch, etc

School Information:

- Zoned to Lovett Elementary – located within Walking Distance of 8811 Manhattan
- Zoned to Meyerland Middle School
- Zoned to Newly Rebuilt Bellaire High School

Flood Insurance Information:

- Seller's Current Annual Flood Insurance Premium is Approximately \$2,848/ Per Year

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

*Pursuant to the Previous Seller

**Pursuant to the Harris

County Flood Control District