

# *Selling* FEATURES

THE CHRISTY BUCK REAL ESTATE TEAM

*6722 Powell Ln, Manvel, TX 77578*

## Main House:

- Foam insulation - attic
- Pool/hot tub is salt water; salt cell replaced in 2022.

## Guest House:

- ADA compliant door openings
- Chair lift
- Tankless hot water
- Laundry room is under stairs
- Build out project fully permitted and approved (City of Manvel)
- Central HVAC
- (Whole house water shut-off is in garage)

## Miscellaneous:

- All appliances remain. If they are there, they stay:
- Refrigerator in main and guest house
- W/D in main/guest house
- TV on patio
- Upgraded gas cooktop in main house, wall oven, microwave DW are matching GE brand.
- Remotes for FP, pool and outdoor TV are on the shelf in the dining room.
- Wired style security system installed by previous owner (Seller never activated)
- Pool serviced and weekly maintenance by professional

**ALL INFORMATION HAS BEEN PROVIDED BY SELLER(S) TO THE BEST OF THEIR KNOWLEDGE**