

PROPERTY DETAILS

Address: 3222 Aspen Lake Dr Manvel TX 77578

Subdivision / Community: Silvercreek

Asking Price: \$835,000

 **Bedrooms: 5**

-Two full bedrooms down, three bedrooms plus game room & media room upstairs

 **Bathrooms: 4.5**

-2.5 bathrooms down, 2 full bathrooms upstairs

 **Square Feet: 5203**

 **Lot Size / Acreage: 12,023**

 **Year Built: 2003**

 **Garage / Parking: 3 car garage**

HOA: \$761

Tax Rate (if known): 1.9623 – Paid \$12,226.89 in 2025

Flood Zone / History: X – No flooding

INTERIOR UPDATES & IMPROVEMENTS

Recent Upgrades:

- **2018 – Replaced downstairs flooring & front stairs**
- **2022 – Renovated kitchen & Laundry room**
- **2020 – Replaced double-paned windows on the back of the house & installed solar screens**
- **2023 – Primary bathroom renovation**
- **2026 – Replaced backdoor from primary bedroom**
- **2026 – Replaced upstairs flooring & back stairs**

Major Systems:

Roof: 2015

HVAC: Master Air has been servicing both units every 6 months since purchase of home. One unit replaced, furnace replaced, coils as needed. All warranties transferrable.

Water Heater: Two hot water heaters – One replaced in 2023, One replaced in 2025 (transferable warranties to be provided)

Foundation (if applicable): No issues

EXTERIOR FEATURES

- **Lot Description: Subdivision lot – close to neighborhood pool/park**
- **Outdoor Features: 2021 – Built pool (heated) & patio**
- **Fence / Gate: All fencing replaced within the last 4 years**
- **Irrigation / Drainage: Front & back irrigation**

LOCATION & LIFESTYLE

Schools: Pearland ISD – Silvercrest, Rogers, Berry Miller & Dawson

Nearby Highlights: Close proximity to 288/Medical Center/Downtown

Community Amenities: Pool, clubhouse, parks, walking trails

ADDITIONAL INFORMATION

- Buyer to pay for new survey
- Title company requested by seller – Stewart Title 9215 Broadway # 109 Pearland TX 77584

SHOWING & CONTACT INFORMATION

Agent: Brooke Thedford

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