

Features

9606 Wilder Road
Manvel, Texas 77578

Private, Like-New Living

- Built in 2021 by Chesmar Homes, offering a new-construction feel without the wait
- Quiet cul-de-sac location with no backyard neighbors for added privacy

Light-Filled, Open Design

- Single-story, 2,373 sq ft layout designed for easy living
- Vaulted living room ceiling, tall doors, and large windows that flood the home with natural light
- Wood-look tile floors throughout main living areas

Kitchen Made for Everyday Life

- Island kitchen open to the living space
- Stainless steel appliances, breakfast room, and dedicated coffee bar
- Abundant cabinetry and pantry space for excellent storage

Flexible & Comfortable Spaces

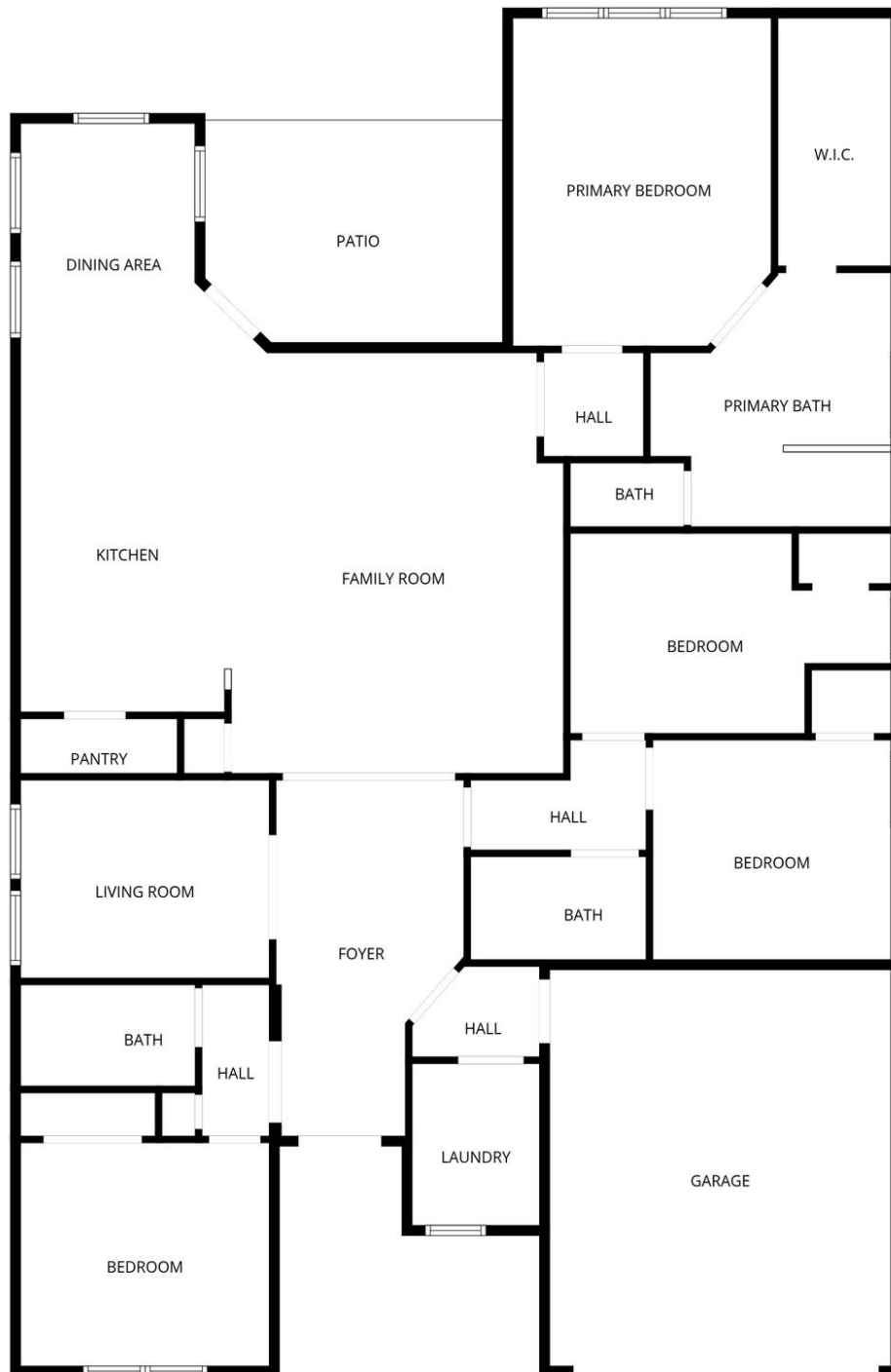
- Dedicated office with double doors
- Spacious primary retreat with upgrades, double sinks, and a large walk-in closet

Outdoor Space & Storage

- Large covered patio with vaulted ceiling overlooking a generous yard
- Ample storage throughout the home plus a 2-car garage

Floorplan

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

About the Community



Meridiana Resort-Style Recreation

- Oasis Village with multiple pools, splash pad, and lap pool
- Adventure Cove featuring wave pool, tidal river & water fun
- Three fitness centers for all ages and workout styles
- Outdoor game areas & picnic spaces with shaded pavilions

Outdoor & Active Lifestyle

- Over 50 miles of scenic lakes and paved trails for walking, biking, jogging
- Explorer's Park, Floating Bridge Park & Observation Park with playgrounds
- Sports fields and courts for soccer, volleyball, basketball
- Pickleball, obstacle courses, disc golf and more at Challenger Park

Waterfront & Social Amenities

- Ambassador's Yacht overlooking the lake
- Amphitheater for concerts and community events
- Food truck park and outdoor gathering areas
- Café Sol for coffee and casual bites

Family & Community Engagement

- Interactive Learning Labs for kids
- Lakes with fishing, paddleboarding, kayak/canoe access
- Community clubs and events that bring neighbors together

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Manvel

4 BD 3 BA 2373 SF



SCHOOLS

- Jackie Doucet Caffey Junior High School, 0.12mi
- Meridiana Elementary, 1.21mi
- Iowa Colony High School, 2.19mi

PARKS

- Meridiana - Challenger Park (Residents Only), 0.58mi

- Meridiana - Observation Park, 0.64mi
- Lions Ball Park, 1.02mi
- Iowa Colony City Park at Meridiana, 1.08mi
- Meridiana - Galileo's Lab, 1.52mi
- Meridiana - Floating Bridge Park, 1.71mi