



FYI FOR BUYERS

House and Surrounding Area

Address	7627 Scott Ave, Manvel, TX 77578 (Brazoria County)
Builder Information	Custom-built, completed in 2025 Blueprints available on request
Local Amenities	Scott Ave Estates — semi-rural acreage community in Manvel No HOA.

Top Things The Current Owner Wants to Highlight About This Property

- 20 minutes to the Medical Center, 25 minutes to downtown
- Luxurious one-of-a-kind custom new construction on 1.77 acres
- Property is fully fenced with an automatic driveway gate
- Three kitchens: main kitchen, guest-suite kitchen, and commercial-grade chef's kitchen for large-scale cooking & entertaining
- Main kitchen with granite Italian countertops, Thermador induction cooktop
- Sleek Italian cabinetry; imported Italian tile flooring throughout
- Custom climate-controlled wine storage
- 50ft saltwater in-ground pool
- Massive covered patio with skylights
- Windstorm-certified doors & windows; built to Windstorm code
- Three 16-SEER two-stage AC units (high-efficiency HVAC)
- (Two) 2-car attached garages (4 total spaces), auto driveway gate, auto garage door openers
- 3M whole-home water filtration system — no calcium, filter replacement only
- Spray foam attic insulation + Williams wall insulation;
- En-suite baths in all bedrooms; soft glass finishes and chromatic lights in baths

House Specific Features

Flooring Materials	48 x 24 Imported Italian tile throughout
Countertop Materials	Granite — Italian slab Vein waterfall island
Cabinet Type	Black Teak Sleek Italian cabinetry Blum hardware throughout Soft-closing cabinets and drawers with under-cabinet lighting, a walk-in pantry, a pot filler, a breakfast bar, and a kitchen open to the family room
Upgrades	• Gated entrance on 1.77-acre private estate lot — fully fenced with automatic gate • 50ft Saltwater in-ground pool with covered patio • Three kitchens (main, guest suite, commercial chef's kitchen) • Imported Italian light fixtures • Climate-controlled wine storage • Dedicated exercise room • Guest suite with private kitchen and en-suite bath (1 bed / 1 bath) • Commercial main kitchen: Wolf dual-zoned gas/electric range, Thermador induction, Kohler sink, granite Italian countertops, walk-in pantry, pot filler, soft-close Italian cabinetry with Blum hardware, and under-cabinet lighting. Bosch commercial dishwasher • Double oven; gas + induction cooktops • Whole-home water filtration system (3M) • All LED lighting throughout • Bathrooms: soft glass finishes, chromatic lights, American Standard fixtures, en-suite baths in all bedrooms • Primary bath: double sinks, separate shower, free-standing soaking tub • American Standard toilets • Monitored alarm system; fire/smoke alarm • Mosquito control system; full sprinkler system (automatic) • Refrigerator included • Spray foam attic insulation, Williams insulation in walls, and blown-fiberglass insulation. • High-efficiency HVAC; digital programmable thermostat; ceiling fans • Windstorm-certified doors and windows; built to Windstorm code; 2×6 to 2×8 construction; cables in walls • Open-concept design with soaring / vaulted ceilings; 1 gas fireplace

Garage Amenities	Two 2-car attached garages (4 total spaces), auto driveway gate, automatic garage doors
Energy Saving Features	• Three 16-SEER two-stage AC units • Ceiling fans; digital programmable thermostat • All LED lighting throughout • Spray foam attic insulation • Williams wall insulation: blown fiberglass insulation • North/south exposure • Windstorm-certified doors and windows
Septic Information	Type: Aerobic Treatment system (not a basic septic tank) Distribution: Sprinkler system Drain field location: back of the property Installer: Hurt's Waste Water Co. — phone 361-771-8188
Well Report	Property is on a private water well
Other Specifics	Foundation: Slab Exterior: Brick, Stone, and Stucco Style: Contemporary/Modern ranch; front door faces south Monitored alarm system (owned); cables run in walls (pre-wired)

Heat Source

Heating	Central Gas + Electric — 3 units. Natural gas service via CenterPoint Energy (713-659-2111)
Stove	Gas cooktop AND induction cooktop. Range: Gas and electric
Oven	3 ovens total — Double Oven, Electric Oven, Gas Oven
Dryer	Both electric and gas dryer hookups are present

Major Home Systems

A/C	3 units, Central Electric + Central Gas. 16-SEER two-stage, high-efficiency.
Heater	3 units, Central Gas + Electric
Water Heater	GAS — 1 unit
Oven	3 ovens, electric + gas
Stove	Thermador induction cooktop + gas cooktop
Roof	Composition shingle.
Pool	Custom in-ground saltwater pool

Insurance

Past Insurance Claims	No prior insurance claims of any kind
Flood Insurance	Seller currently carries flood insurance. Property is in an X zone.

Utilities

Gas	Natural gas service
Other	Alarm monitoring

Other

Trash	Rural Manvel / Brazoria County requires private contracted service
Regular Maintenance Agreements	HVAC: tri-annual cleaning/maintenance schedule Water filtration (3M): periodic filter replacement, no calcium