



## Pomona 50'

### Pomona 50' Homesites

From the \$330's

**Phone:** (713)597-6662

4610 Orchard Creek Ln

Manvel, TX 77578

### Sales Office Hours

Mon - Thu & Sat: 10am - 6pm

Fri & Sun: 12pm - 6pm

### Driving Directions

#### From Downtown Houston:

Take 288 South,

Exit right to Bailey Rd/CR 101 toward Pomona

Pkwy,

Turn right on Pomona Pkwy,

Turn right on Croix Pkwy,

Turn left on Orchard Creek Lane,

Model home is the first home on the left.

### Tax Information

Estimated Tax Rate: \$3.51 per \$100 of appraised valuation

### Home Owners Association

FirstService Residential Estimated HOA Dues:

\$1,300 per year

### Schools

Alvin ISD

- Pomona Elementary School (Elementary School)
- Rodeo Palms Junior High School (Junior High School)
- Manvel High School (High School)



## Community Details

Coventry Homes is proud to deliver value to new homebuyers in breathtaking Pomona, an exciting master-planned community in Manvel. Eco Smart technology and award-winning floor plans will enhance all aspects of your life in the 1,000-acre master-planned community located along Highway 288.

This prime location offers the best of both worlds, allowing you to easily commute to major employers, the Texas Medical Center, and downtown Houston, as well as convenient shopping, dining, and entertainment in Pearland.

It's the wealth of amenities that makes Pomona shine. Residents enjoy an active lifestyle centered on nature, relaxation, and exploration. The Camp Pomona amenity complex offers a resort-style pool with shady cabanas, a modern fitness center, an outdoor fireplace for snuggling, and an event lawn. Nestled among 100-year-old trees is The Backyard, where you can indulge your inner child with trees to climb, a treehouse, and a zip line. Young children can explore The Hive, a playground for ages 1-7. Everyone can see if the fish are biting at Fish Camp and enjoy more than 300 resident events per year.

Highly-regarded Alvin ISD schools — including onsite Pomona Elementary — are ready to prepare your child for the future.

Learn more about our award-winning floor plans in Pomona today.

## Amenities

- Onsite community lifestyle coordinator
- Camp Pomona is the community recreation center with a state-of-the-art "exploration zone" playground and resort-style resort style pools with cabanas, catering kitchen, outdoor living and fire place, event lawn, and fitness center
- Residents have access to the 24-hour fitness center that includes various machines, free weights, and so much more
- The Backyard- Nestled within 100-year-old trees and forested preserve with a treehouse and zip line
- Fish Camp - Grab your poles and bait and see if the fish are biting down at the Fish Camp
- The Dock is positioned on an 18-acre lake and features a boardwalk, boat ties, and a kayak launch
- The Hive offers children ages 1-7 the ideal space to play
- Home Monitoring from HomePro Home Security is included in annual HOA dues
- Coming 2023 – The Grove will feature a large open air pavilion, small and large dog parks, half-court basketball, a tree farm with fruit orchards, and an event lawn!
- An abundance of hiking and biking trails
- Located near a variety of shopping, dining, entertainment and employment centers
- Convenient access to Pearland Town Center, Medical Center and downtown Houston via nearby Highway 288

#### Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make decision to purchase. © 2006 - 2025 Coventry Homes, All Rights Reserved. 7/5/2025

## Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.ft.	Strs	Bdrms	Mst	Bth	Grg	Price	Stage
4746 Crest Hill Dr 5400 C / Winchester	2444	1.0	4	D	3/0	2.0	\$454,100	Estimated Completion Jun 2023
4730 Crest Hill Dr 4833 B / Graford	1667	1.0	3	D	2/0	2.0	\$398,795	Coming Soon!
4614 Crest Hill Dr 4833 B / Graford	1645	1.0	3	D	2/0	2.0	\$387,345	Coming Soon!
4528 Stone Ridge Ln 4848 C / Gunter	2032	1.0	4	D	3/0	3.0	\$422,177	Coming Soon!
2007 Elm Grove Ct 5400 A / Winchester	2449	1.0	4	D	3/0	2.0	\$438,739	Estimated Completion Apr 2023
4522 Cedar Butte Ln 4848 C / Gunter	2032	1.0	4	D	3/0	3.0	\$422,709	Coming Soon!
4806 Cedar Butte Ln 4834 B / Cedar Park	1483	1.0	3	D	2/0	2.0	\$389,990	<b>Ready Now!</b>
4618 Cedar Butte Ln 4850 B / Yorktown	1942	1.0	3	D	2/1	3.0	\$403,217	Coming Soon!

## Community Plans

These are the floor plans that we build in this community.

## Standard

Plan	~Sq.ft.	Strs	Bdrms	Mst	Bth	Grg	Price
4833 / Graford	1655	1.0	3	D	2/0	2.0	\$338,990
4850 / Yorktown	1941	1.0	3	D	2/1	3.0	\$361,990
4832 / Celina	1743	1.0	4	D	2/0	2.0	\$373,990
4848 / Gunter	2066	1.0	4	D	3/0	3.0	\$379,990
4837 / Alvin	2356	2.0	4	D	3/0	2.0	\$389,990
5403 / Kempner	2470	1.0	4	D	3/0	2.0	\$397,990
5400 / Winchester	2455	1.0	4	D	3/0	2.0	\$404,990

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