



## Pomona 55'

### Pomona 55' Homesites

From the \$450's

**Phone:** (713)352-0160

4710 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 right on Orchard Creek Lane,

Model home is the first home on the right.

### 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

Nestled among the tall grasses of Mustang Bayou and the wide-open Manvel sky is Pomona, a master-planned community unlike any other. Coventry Homes is ready to connect you with one of our award-winning floor plans in this breathtaking enclave.

Designed to unite families with nature, friends, and each other, Pomona occupies 1,000 acres of native wetlands, green spaces, and ancient oak trees. Miles of hike-and-bike trails take you to beautiful parks, lakes, and playgrounds. Stop by the Fish Camp and drop a line in the sparkling water. If zip-lining is your game, the backyard will be your happy place. Set among 100-year-old trees, this play park even includes a treehouse. Resident life revolves around Camp Pomona. The state-of-the-art amenity complex features two pools, a fitness center with Peloton Bikes, an outdoor living area, and an exploration playground. A full-time lifestyle director organizes more than 300 events per year.

There's so much to do at Pomona you may never want to leave. However, if you must, downtown Houston is a quick 19 miles away. You're also close to the Texas Medical Center and Hobby Airport. Shop 'til you drop at nearby Pearland Town Center. Young residents attend gold star Alvin ISD schools, including Pomona Elementary School located within the community.

Reach out to a Coventry Homes sales representative today to explore all the ways we can build a home around you.

## Amenities

- Onsite community lifestyle coordinator
- Lake View & Oversized Homesites Available
- 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. 7/1/2025

## 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
5010 Pomegranate Path 5961 D / Miami III	2498	1.0	4	D	3/1	3.0	\$511,018	Coming Soon!
2126 Bayleaf Manor Dr 5966 C / Caddo Mills	3392	2.0	4	D	4/0	3.0	\$635,168	Coming Soon!
5026 Prairie Gourd Meadow 5966 G / Caddo Mills	3413	2.0	4	D	4/0	3.0	\$674,990	Ready Now!
2206 Bayleaf Manor Dr 5972 A / Anson	2621	1.0	4	D	4/0	3.0	\$493,967	Coming Soon!
2122 Bayleaf Manor Dr 5972 C / Anson	2775	1.0	4	D	4/0	2.0	\$516,686	Coming Soon!
1930 Bayleaf Manor Dr 5972 B / Anson	2626	1.0	4	D	4/0	3.0	\$539,612	Ready Now!
5023 Walnut Grove Ln 5972 F / Anson	2758	1.0	4	D	4/0	2.0	\$492,458	Coming Soon!
5003 Walnut Grove Ln 5972 F / Anson	2616	1.0	4	D	4/0	3.0	\$510,411	Coming Soon!
5026 Pomegranate Path 5972 F / Anson	2644	1.0	4	D	4/0	3.0	\$524,990	Ready Now!
5027 Prairie Gourd Meadow 5972 E / Anson	2766	1.0	4	D	4/0	2.0	\$563,921	Ready Now!
2202 Bayleaf Manor Dr 5975 C / Eden	2479	1.0	4	D	3/1	3.0	\$505,714	Coming Soon!
4311 Tupelo Leaf Ct 5975 B / Eden	2492	1.0	4	D	3/1	3.0	\$505,219	Coming Soon!
5014 Pomegranate Path 5975 B / Eden	2492	1.0	4	D	3/1	3.0	\$511,360	Coming Soon!
2138 Bayleaf Manor Dr 5977 E / Collin	2817	2.0	4	D	3/1	3.0	\$514,613	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
5975 / Eden	2479	1.0	4	D	3/1	3.0	\$450,990
5961 / Miami III	2531	1.0	4	D	3/1	3.0	\$453,990
5972 / Anson	2606	1.0	4	D	4/0	3.0	\$471,990
5977 / Collin	2817	2.0	4	D	3/1	3.0	\$479,990
5966 / Caddo Mills	3407	2.0	4	D	4/0	3.0	\$594,990
5971 / Lumberton	3428	2.0	4	D	3/1	3.0	\$604,990