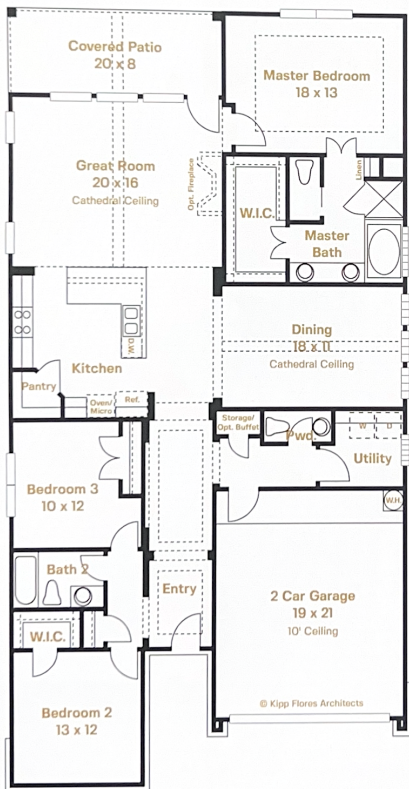


# ROMA

3 Bedrooms | 2.5 Bath | 2 Car Garage  
2079 SQ FT



**2nd Story Option**  
Adds 426 SQ FT



Plans, prices, and specifications are subject to change without notice. All square footages are approximations and vary per alternative and can vary per community. Please see your sales professional for address specific square footage on the floor plans. Illustration is an artist rendering and is not to scale. (FORMER 5/19/21)



Built on 710 acres of Pure Texas Charm is the master planned community of Veranda, an alluring development nestled near Highway 59 & Highway 99. This quaint lock & leave community is inspired by the romantic South offering elevated simplicity while encouraging a fresh take on small town living- perfect for busy working professionals, active retirees, or those simply looking to downsize!

## Essential Services and Utilities

- Police & fire services provided by Fort Bend Country Sheriff's Office & Richmond Fire Department
- **Dial 911 for emergency services**
- Fort Bend County Sheriff's Office Non-Emergency (713) 221-6000
- Electric services provided by PowerToChoose.org (713) 207-2222
- Gas services provided by Centerpoint Energy (281) 342-5456
- Water/ Sewer services provided by City of Richmond (MUD 215) (800) 288-2020
- Cable services provided by AT&T/ U-Verse (281) 633-0386
- United States Postal Office- Mailbox Keys (281) 313-2378  
5560 FM 1640  
Richmond, TX 77469
- Trash services provided by BestTrash (MUD 215)  
Monday/ Thursday Trash  
Thursday Recycling

## A Rated Lamar Consolidated Independent School District

**Maxine Phelan Elementary School (K- 5th)**  
1600 Great Blue Heron Lane  
Richmond, TX 77469  
(832) 223-6300

**Wessendorf Middle School (6th)**  
5201 Mustang Avenue  
Rosenburg, TX 77471  
(832) 223-3300

**Lamar Junior High School (7th- 8th)**  
4814 Mustang Avenue  
Rosenburg, TX 77471  
(832) 223- 3200

**Lamar Consolidated High School (9th- 12th)**  
4606 Mustang Avenue  
Rosenburg, TX 77471  
(832) 223- 3000

## Community Assessment

**Tax Rate: 3.1432%**

Annual assessment for the Veranda Community Association: \$1,320

**HOA Services:** Sterling ASI (832) 678-4500  
6842 North Sam Houston Parkway W  
Houston, TX 77064  
sterlingasi.com

## Fees at Closing:

Cap Fee: \$1,320

Transfer Fee: \$275

HOA Processing Fee to Condo Certs: \$29



Plans, prices, and specifications are subject to change without notice. All square footages are approximate and may vary. Dimensions and lot area per owner's survey. Please see your state professional for address specific information. 1.1.14

**ZIPsystem™**  
SHEATHING & TAPE

# BUILDING BETTER SO FAMILIES CAN LIVE BETTER.

An innovative, engineered wood panel for exterior walls, ZIP System® sheathing and tape protects what matters most by giving you a strong, quality home that guards against moisture and air leaks. Because when we build homes, we do more than put up four walls. We help create more comfortable spaces where families can make memories that last a lifetime.



## STRUCTURAL DURABILITY

Long-lasting structural durability creates a sturdy building envelope homeowners can depend on.



## MOISTURE PROTECTION

A built-in, water-resistive barrier protects homes from the elements during construction and long after.



## AIR QUALITY AND ENERGY EFFICIENCY

An integrated air barrier helps reduce air leakage for a more energy efficient home.



## 30-YEAR WARRANTY<sup>1</sup>

High performance design combines quality and innovation backed by a 30-year limited system warranty.<sup>1</sup>

Visit [ZIPSystem.com/MyHome](http://ZIPSystem.com/MyHome) to learn more



<sup>1</sup> Limitations and restrictions apply. Visit [HuberWood.com/ZIP/ResidentialWarranty](http://HuberWood.com/ZIP/ResidentialWarranty) for details.  
© 2017-2020 Huber Engineered Woods LLC. ZIP System, the accompanying logos and design are trademarks of Huber Engineered Woods LLC. Huber Engineered Woods' ZIP System® products are covered by various patents. See [ZIPsystem.com/patents](http://ZIPsystem.com/patents) for details. HUB 8351 REV 3/20