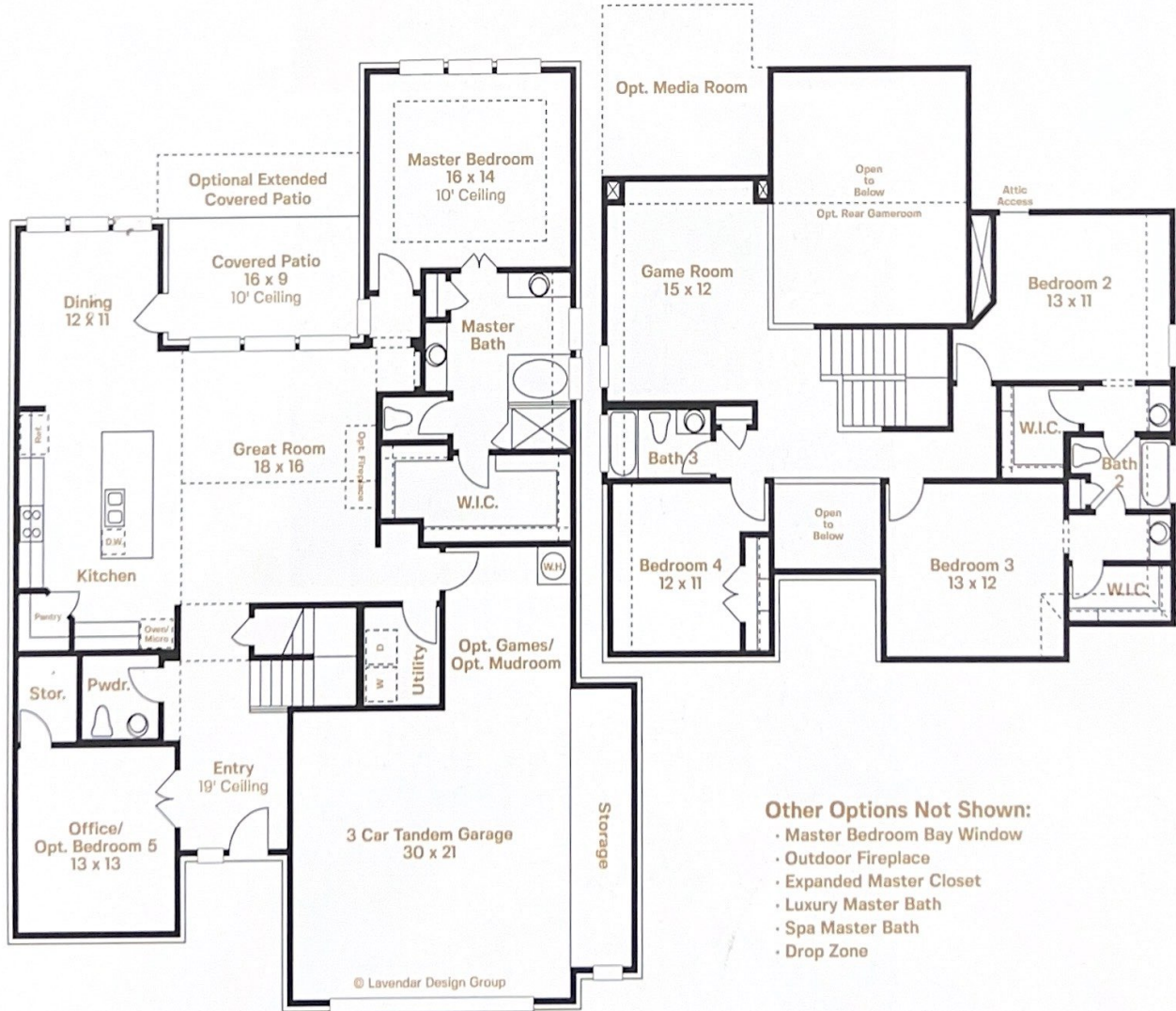


CASTELL

Veranda 65'

4 Bedrooms | 3.5 Baths | 3 Car Garage | Office | Dining | Game Room | Covered Patio

2992 SQ FT



- Other Options Not Shown:**
- Master Bedroom Bay Window
 - Outdoor Fireplace
 - Expanded Master Closet
 - Luxury Master Bath
 - Spa Master Bath
 - Drop Zone



Plans, prices, and specifications are subject to change without notice. All square footages are approximate and vary per elevation and can vary per community. Please see your sales professional for additional specific square footages on the blue print. Illustration is an artist rendering and is not to scale. (543)9147321



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 community is inspired by the romantic South offering elevated simplicity while encouraging a fresh take on small town living.

Essential Services and Utilities

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

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 sterlingasi.com
Houston, TX 77064

Fees at Closing:

CAP Fee: \$1,320

~~HOA Quote: \$265~~ **Transfer Fee \$275**

HOA Processing Fee to Condo Certs: \$29



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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 WARRANTY¹

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

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¹ Limitations and restrictions apply. Visit HuberWood.com/ZIP/ResidentialWarranty for details.
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