

Fact Sheet

Grand Vista

8314 Magnolia Bay Ct. Richmond, Tx 77407
832.941.5470

Searching for new homes for sale in Richmond, Texas? You deserve the best of everything. That includes the best selection to choose from in the best location close to all the things that matter to you. Your search can and start and end right here! Grand Vista by Taylor Morrison, one of the most respected Houston homebuilders, has it all.



LOCATION

Located off of Grand Vista Lakes Dr

SCHOOL DISTRICT

Fort Bend ISD	www.fortbendisd.com
James Patterson Elementary School	18702 Beechnut St
David Crockett Middle School	19001 Beechnut
George Bush High School	6707 FM 1464

TAX RATES

Combined Tax Rate before Homestead: \$2.52 per \$100

Fort Bend ISD	\$1.24
Fort Bend County	\$0.54
Fort Bend MUD #30	\$0.74

HOMEOWNERS ASSOCIATION

Lead Association Management 281.857.6027

CAP Fee	\$850
Transfer Fee	\$0
HOA: Grand Vista Community Association, INC	\$850

UTILITIES/SERVICE

Electric	Direct Energy	866.656.6606
Gas	Si Energy	888.468.7007
Water/Sewer	Municipal District Service (MUD #30)	281.290.6500
Trash/Recycle	Best Trash	281.313.2378
Cable, Internet, Phone	Comcast/Xfinity	800.266.2278
	SBC (phone)	800.288.2020
Post Office	Richmond Postal Office	5560 FM 1640 Rd
		281-633-0386

HEALTHCARE

Memorial Hermann Hospital – Katy	281-392-1111
Memorial Hermann Sugar Land Hospital	281-725-5000
Houston Methodist St. Catherine Hospital	281-599-5700



Conceptual Map is intended for informational purposes only without guarantee and represents an artist's depiction of the existing and/or planned neighborhood merchants, facilities and services that remain subject to change. Contact each venue directly for details. All information (including, but not limited to prices, views, availability, school assignments and ratings, utility and service providers, tax rates, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings, and community development plans) deemed reliable as of publication date but not guaranteed and remains subject to change daily or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, sales activities and budgets, which are subject to change and under no obligation to be completed. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. As-Built Condition will control. Price(s) shown may not reflect lot premiums, upgrades and options. All homes subject to prior sale. Maps and plans are not to scale, and all dimensions are approximate. Please refer to the Governance Documents and current Master Association's Budget found in your Sales Documents and contact the HOA Management Company for a more thorough description of these and all other assessments, fees and responsibilities. Not an offer in any state where prohibited or otherwise restricted by law. please see a Taylor Morrison Community Sales Manager or visit www.taylormorrison.com for further details. © October 2021, Taylor Morrison of Texas, Inc. All rights reserved. 10/19/21 1519

