

# FEATURES

11223 Victoria hollow Trace

Richmond, Texas

Builder: Meritage

Meritage homes are built with smart construction choices and energy-saving technologies that reduce waste and lower your monthly heating, cooling, and water costs.

- Exterior: Solid Construction - Brick Veneer and Stone
- Painted interiors 2024
- Updated Chandelier in Dining Rm 2026
- Fresh Landscaping 2026
- Energy Efficient AC Equipment w/ Programmable Smart Thermostats
- Spray-Foam Insulation
- Tankless Water Heater
- Energy Star Stainless Steel Appliances
- Wired Security System
- Energy-efficient Low-E Windows
- Integrated LED lighting throughout the home
- Smart Home Automation
- Granite counter tops

**\*Property has never flooded**

**\*Excellent Location**

Conveniently located in Talavera with easy access to Grand Parkway 99 and the Westpark Tollway, this home is just minutes from shopping, dining, and entertainment at Bella Terra, LaCenterra at Cinco Ranch, and other popular Richmond, Katy and Sugar Land destinations. Enjoy close proximity to grocery stores, parks, golf courses, medical facilities, and everyday conveniences.

**\*Amenities:**

Residents enjoy neighborhood amenities including a community pool, splash pad, playgrounds, lakes, walking trails, and green spaces.

**\*Schools**

Zoned to Lamar Consolidated ISD schools.

