

Helpful Information for Buyers, Provided by the Seller **11115 Menaggio Court, Richmond, Texas, 77406**

What We Love About This Home:

- We loved the layout—it gave everyone space while still feeling connected.
- The 3-car garage provided plenty of room for vehicles, storage, and projects.
- Having two bedrooms downstairs was incredibly convenient for our family and guests.
- The game room is tucked away upstairs, making it the perfect hangout space without disrupting the rest of the home.
- The front courtyard became one of our favorite spots to enjoy a quiet morning coffee.
- The primary closet is huge and offers storage space that's hard to find.

What We Love About This Community

- Easy access to Highway 99 & Westpark tollway for a convenient commute
- Resort-style amenities including pools, splash pads, fitness center, parks, and walking trails.
- A true sense of community with neighborhood events throughout the year for families and friends.
- Wonderful neighbors who helped make Lakes of Bella Terra feel like home.

Misc. Information

Gas Provider:	Center Point Energy
Electric Provider:	TXU
Water Provider:	Fort Bend MUD 133
HOA:	Lakes of Bella Terra CAI / Crest Management
HOA Annual Dues:	1214.75