

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: \$2.21 per \$100

Fort Bend ISD	\$1.13
Fort Bend County	\$0.53
Fort Bend MUD #30	\$0.55

HOMEOWNERS ASSOCIATION

Lead Association Management 281.857.6027

CAP Fee	\$875
Transfer Fee	\$0
HOA: Grand Vista Community Association, INC	\$875

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