



Live the
sweet life.

New Homes *from the*
\$300s - \$700s

Inspired by the lush orange groves of the land's history, Valencia by Hillwood Communities embodies vibrant beauty and interconnections to create an inviting new community. Its outstanding central location near local parks, schools, and the Manvel Town Center make Valencia the perfect place to sow the seeds of your life's next chapter. Get ready to treat yourself to a life that's as delicious and nourishing as our community's namesake. Choose from new homes designed to your exact wants and needs. Make relaxation and wellness a priority with invigorating amenities. And because you're near Houston, The Sweet Life™ will be close enough that you can simply reach out and pluck it off the branch.

Coventry Homes • Perry Homes • Pulte Homes





FACTS & FIGURES

Homes from the \$300s - \$700s
440-Acre Community / 940 Homes at Build-Out

AMENITIES COMING SOON

- + Infinity Edge Pool
- + Miles of Trails
- + Clubhouse
- + Event Lawn
- + Playground

HOA DUES & TAXES

The moment you join the Valencia community, you become a member of a thriving homeowners association that adds value in many ways.

Annual dues are \$1100 and include:

- + Access and upkeep of all amenities, parks, and walking trails
- + Community Landscape

Current Tax Rate: \$3.44 per \$100 assessed value*

*subject to change annually

SMART LIVING FOR HOMEOWNERS

Valencia's state-of-the-art homes enable residents to lead smarter, more balanced lives. The following are standard features that come with your home: front door camera, remote access, automated smart thermostats and lighting.

SCHOOL - *Future Onsite Elementary School*

Valencia students attend schools in Alvin ISD, the second largest school district in Brazoria County. Our youngest residents won't have to travel far to attend school — E.C. Mason Elementary, Manvel Junior High and Manvel High School are all within 3 miles of our community.

LOCATION

Situated in the heart of Manvel, TX, with easy access off Highway 288 and Highway 6, Valencia affords unparalleled access to everything your family needs to flourish. We offer a convenient location near Hobby Airport and The Texas Medical Center. The Manvel Town Center is just a short drive offering residents a variety of shopping, dining, entertainment and employment centers.

Visit **ValenciaByHillwood.com** to learn more
& view available homesites!

Valencia is developed by Hillwood Communities, one of the country's only large-scale, independent mixed-use community developers. With a 35+ year loyalty to our customers, partners and communities. As a privately owned company, we're free to focus on visionary, made-to-endure placemaking – and the quality of home and work life that creates.

Learn more at www.HillwoodCommunities.com.



Pricing, planned amenities and availability
subject to change without notice. 04/24