

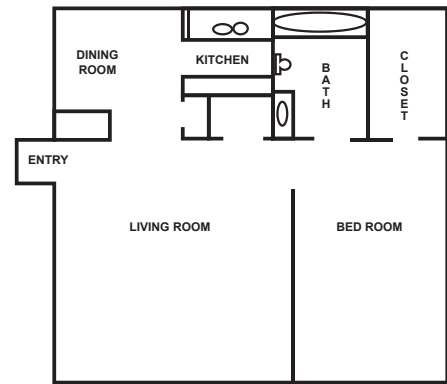
# THE *Monterra* VILLAS

## THE ENVIRONMENT:

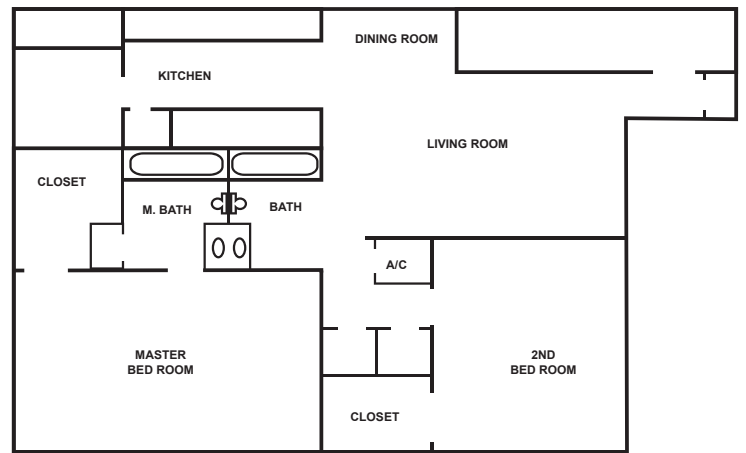
At the Monterra Villas we offer one, two and three bedroom affordable and newly renovated apartment homes for sophisticated living. The Monterra Villas is placed among residential homes in a tranquil neighborhood. Our terrain features mature trees and beautiful lush landscaping. Take a stroll through our neighborhood, our revamped apartments will be your perfect home.

## LUXURY FEATURES:

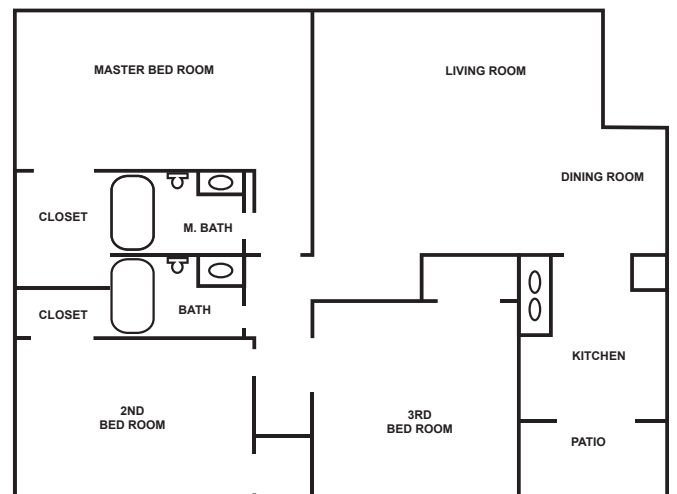
- Bright and Airy 1-3 bedroom apartments
- Newly Renovated Apartments featuring Faux Wood Floors, New Paint, New Carpet & Updated Lighting
- Private Balcony or Patio
- Well Equipped Kitchens with Electric Appliances
- Central Air & Heating with Energy Saving Solar Panels
- 24 hour Access to Onsite Clothing Care Facility
- Newly Renovated Mail Center
- Sport Court
- Lush Landscaping
- Plenty of Parking
- Convenient Location to Many Bay City Employers, Schools, Parks, Restaurants & Beaches



1 1 730 Sq. Feet  
 Rent: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_



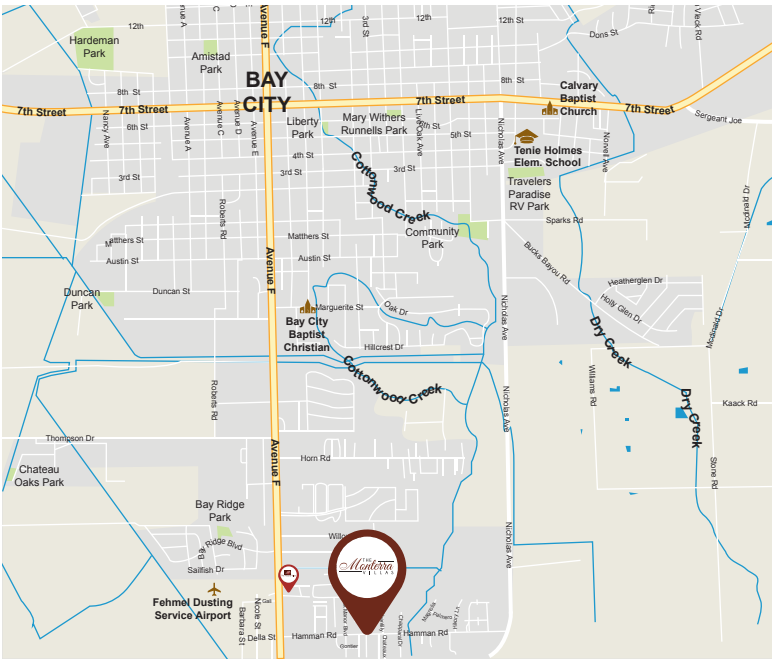
2 2 1074 Sq. Feet  
 Rent: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_



3 2 1132 Sq. Feet  
 Rent: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_



2300 Hamman Rd. Bay City,  
 TX 77414  
**P:** (979) 318-5380  
**E:** leasing@monterravillas.com  
**W:** monterravillas.com



Tucked Away in a quiet residential neighborhood of Bay City, our apartment community is central to many area attractions, including: Children's Museum, Matagorda Bay Nature Park, Beaches and the Colorado River.

Schools & delicious restaurants are within minutes. We are also near to some of the area's top employers, including various plants and several major local businesses. For those who travel, our location is only a 20 minute drive to the Bay City Municipal Airport.

### STANDARD EXCELLENCE:

- Detail
- Quality
- Commitment

The Monterra Villas at has been created with careful attention to detail. From beautifully manicured grounds to the abundant amenities offered.

Superior design, craftsmanship and construction, along with skilled and attentive service personnel make The Monterra Villas the hallmark of quality in Bay City.

The Monterra Villas apartment community has a distinct advantage of bringing you tranquil living at an affordable price that you can enjoy. One look at the Monterra Villas will convince you that it is a wonderful place to live.

The apartment homes feature spacious living and newly refurbished finishes and design. The exterior features beautiful lush terrain, landscaped greenery and pathways to explore this cozy neighborhood. Everything you desire for comfortable, stylish living.

### MANAGEMENT SERVICES:

Every member of The Monterra Villas management is sincerely committed to the welfare of our residents and has been specially trained so that all of our resident requests, repairs, and maintenance are carried out in a prompt, professional manner. Attention to detail, insistence on quality, and personal commitment result in a community where the residents' ability to relax and enjoy life is assured.



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