



PICCOLINA

2301 Reed Rd, Houston, TX 77051



CONTEMPO
BUILDER

NAN
& CO
PROPERTIES

Welcome to **Piccolina**

Welcome to Modern Living in the Heart of Houston!

Imagine calling home a modern community nestled in the vibrant heart of Houston, TX. With 334 contemporary homes designed for comfort and style, this neighborhood offers more than just a place to live—it's a lifestyle. Enjoy peaceful mornings by a private lake, take evening strolls along the jogging trails, or let your furry friends play in the dog park.

Perfectly positioned just a 10-minute drive from the Texas Medical Center, this community is ideal for medical professionals, families, and anyone seeking convenience and accessibility. With quick access to Highway 288 and Interstate 610, commuting is a breeze, allowing you to easily explore everything Houston has to offer.

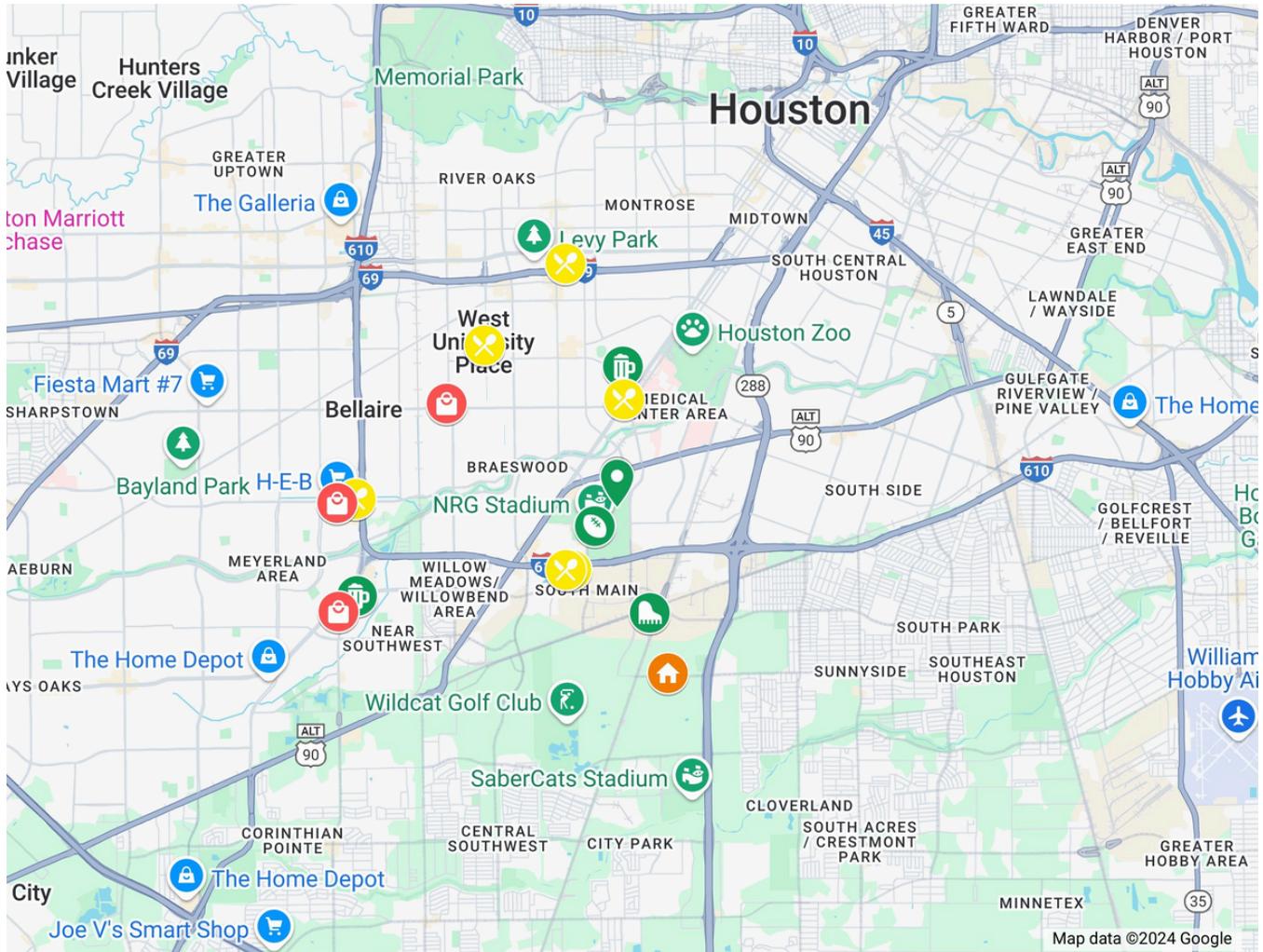
This community is more than a place to live—it's an opportunity to experience the perfect blend of modern living and natural beauty. Be a part of this vibrant neighborhood and discover a home that truly fits your lifestyle.



Site Map



Map



Market

- 1 Whole Foods Market
- 2 Kroger
- 3 H-E-B

Dining & Nightlife

- 1 Fadi's Meyerland Mediterranean Grill
- 2 Pappadeaux Seafood Kitchen
- 3 Safina
- 4 Lupe Tortilla Mexican Restaurant
- 5 Tiny's No. 5
- 6 Pappasito's Cantina

Parks & Recreation

- 1 Bayou City Event Center
- 2 NRG Center
- 3 NRG Stadium
- 4 Watershed
- 4 The Roost Brewed By Karbach

Features & Specifications

Interior Features

- Advantech Subflooring®
- Under Cabinet Lighting in the kitchen.
- Professional designed and selected interior color palettes.
- Quartz countertops in kitchen, master bathrooms, and secondary bathrooms.
- GE® Stainless Steel Appliances (Extra size Gas Cooktop + Wall oven and Microwave and dishwasher).
- Smart Home features: Insulated garage door with SmartMYQ Capability, Nest thermostats, RING Doorbell, and Leviton Smart Decora Wifi Switch.
- Tankless water heater.
- Recessed ceiling above living space.
- Accent wall in Master bedroom.

Energy Features

- Foam insulation on Exterior Walls.
- Electric and gas dryer connections.
- Low E Double Pane Vinyl Windows.

Exterior Features

- ZIP System® Wall Sheathing.
- Extruded aluminum trim profiles to create modern architectural lines.
- Driveways are 16' long.
- Luxurious Collection fibrous cement board on the exterior of the home.
- TAEXX built-in pest control.
- Covered back patio. *Specific floor plan.
- Doggy door. *Specific floor plan.
- 8' Garage Overhead Door

*Specifications & featured items subject to change without notice. Builder reserves the right to substitute as availability may dictate

Floor Plans



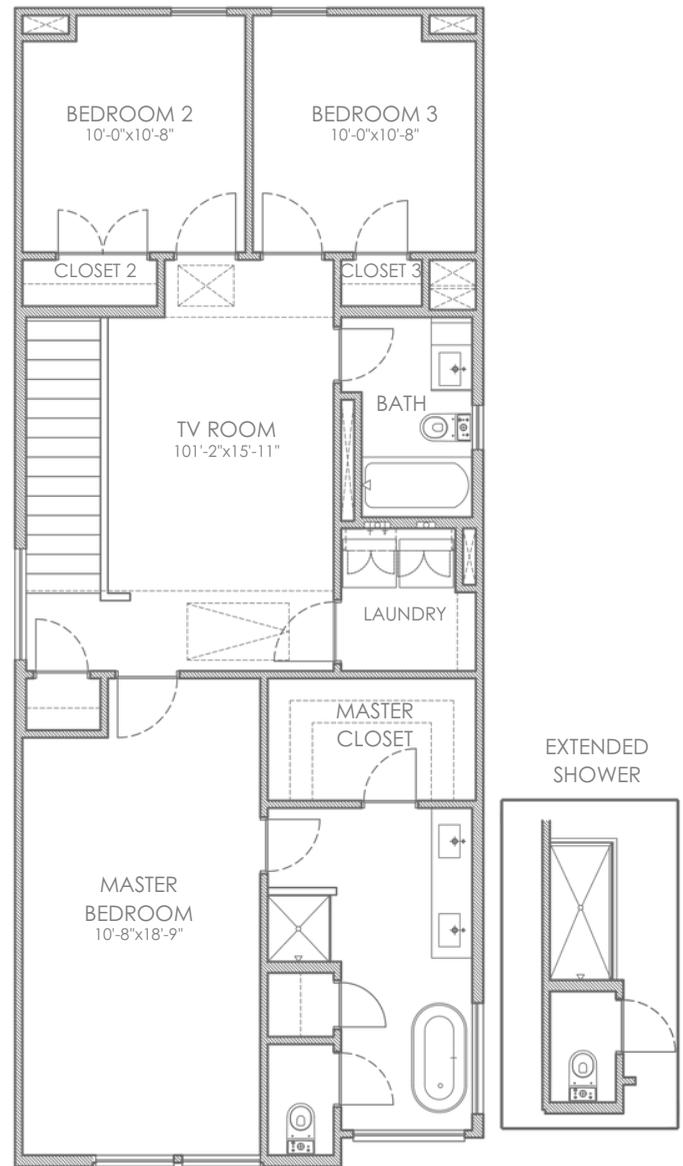
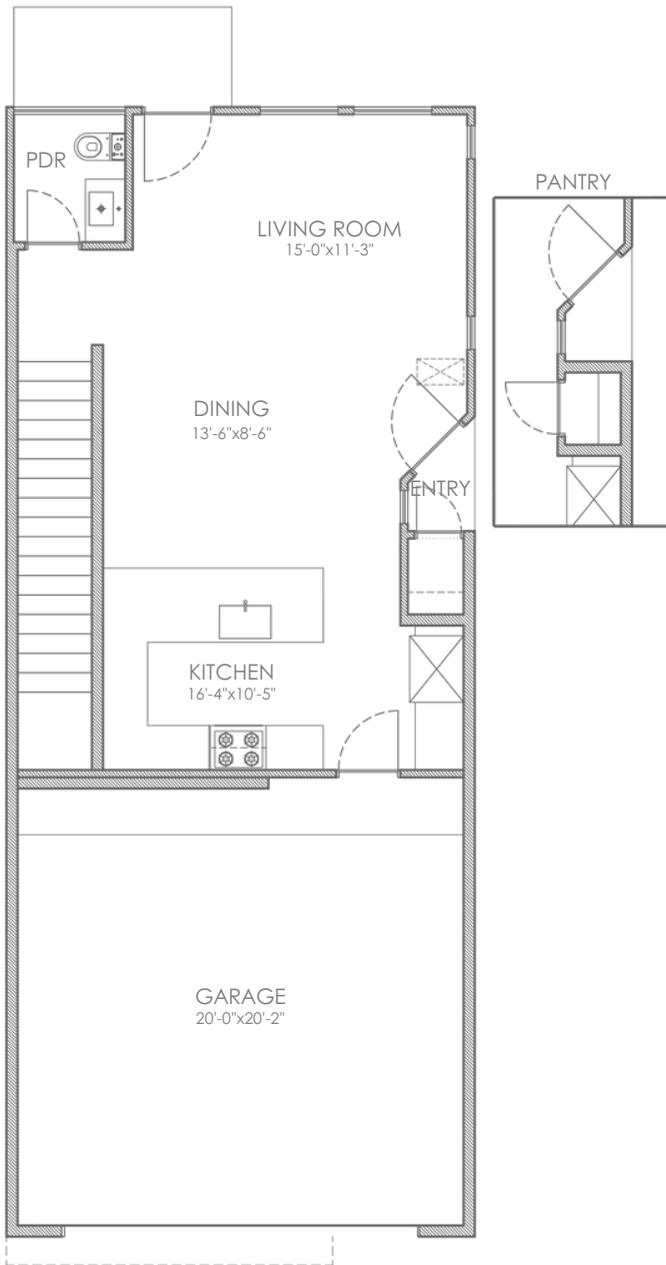
1637PI



PICCOLINA

First Floor

Second Floor



1902PI

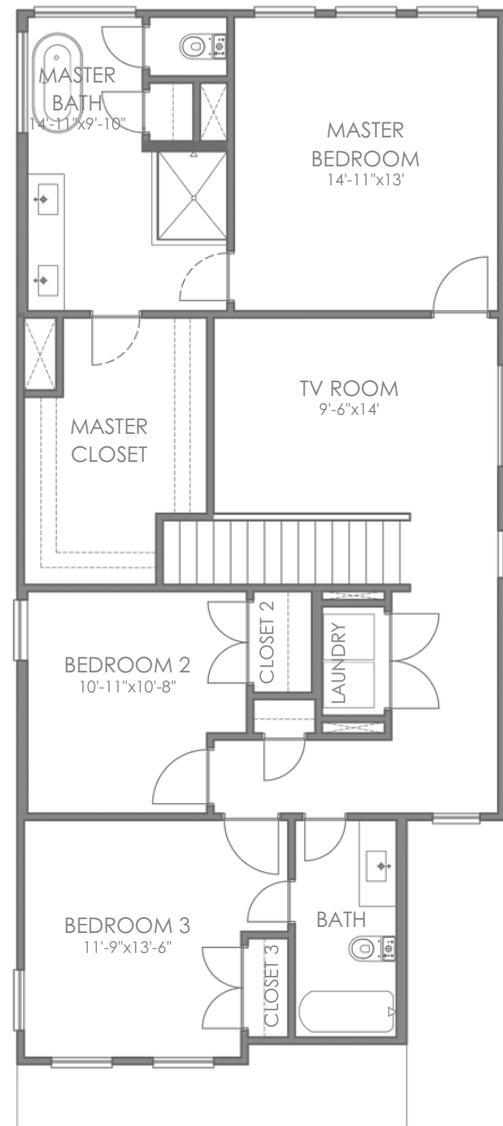


PICCOLINA

First Floor



Second Floor

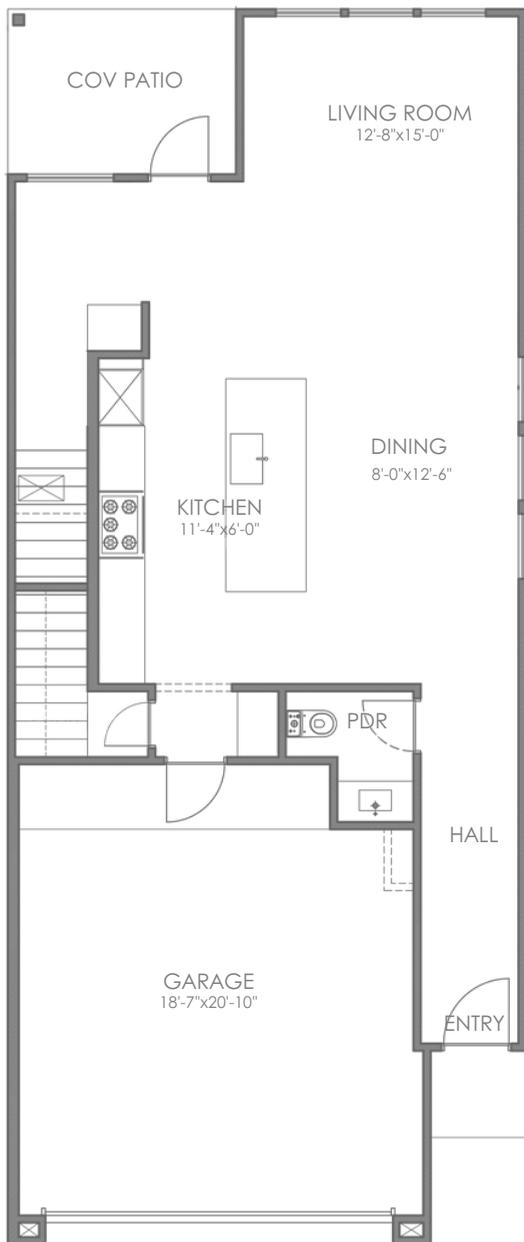


2045PI

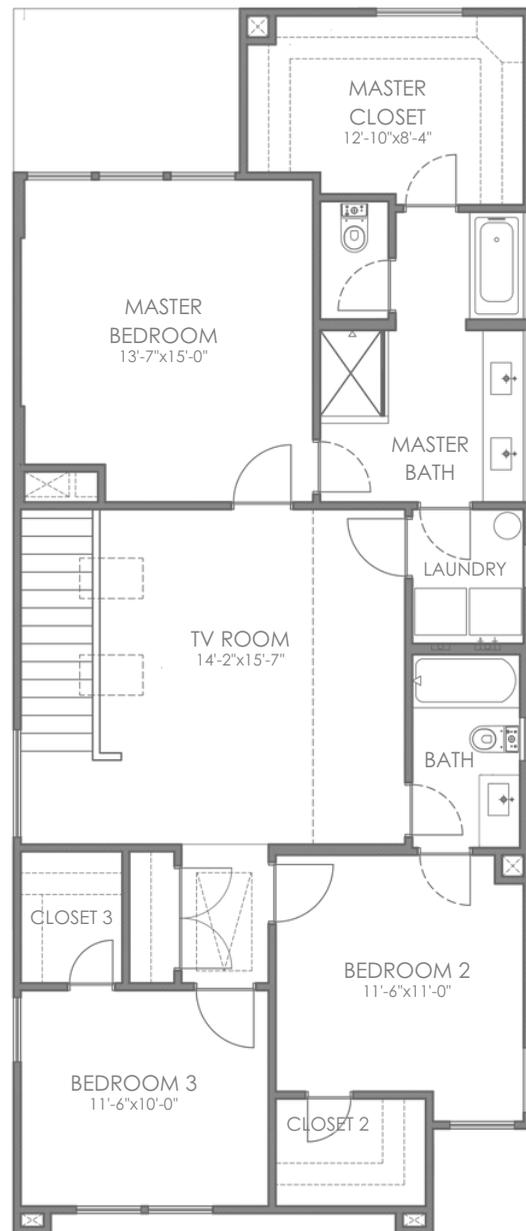


PICCOLINA

First Floor



Second Floor

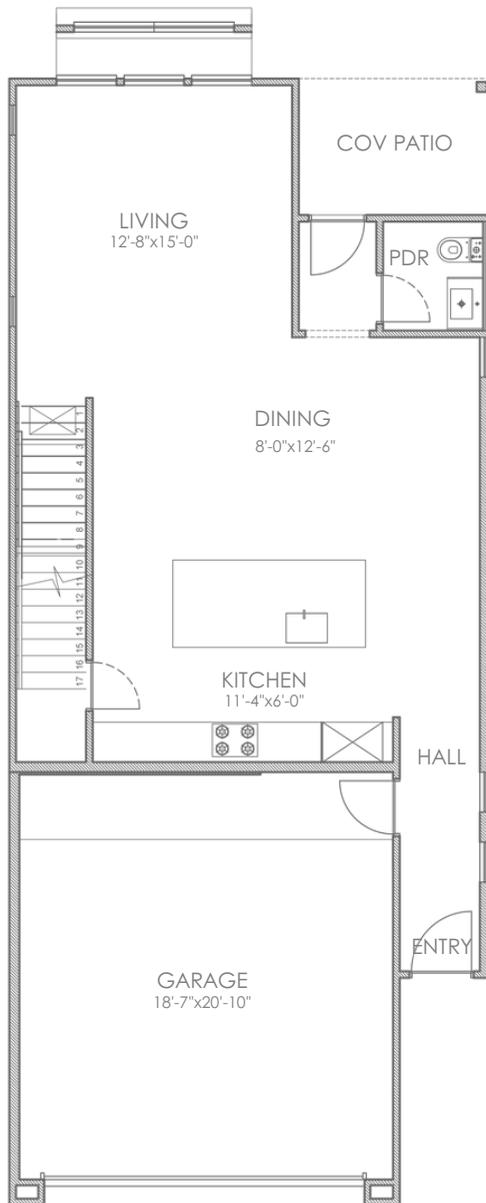


2150PI

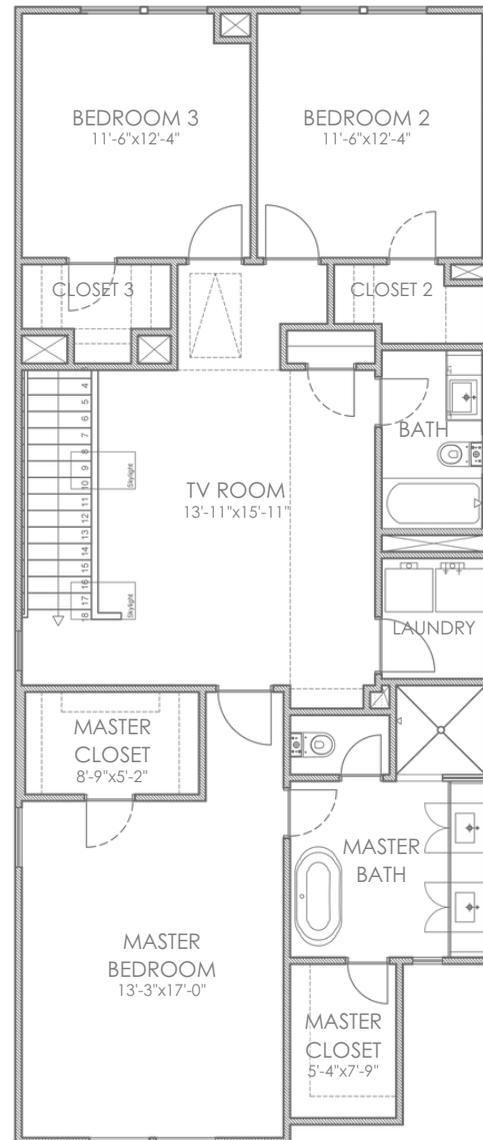


PICCOLINA

First Floor



Second Floor





Thank You



PICCOLINA

(832) 224-6261



NANPROPERTIES.COM

2200 POST OAK BLVD #1475, HOUSTON, TX 77056