

WOODSON'S RESERVE

True LIVING
YOUR WAY



**RECREATION. RELAXATION.
RIGHT OUTSIDE YOUR FRONT DOOR.**

LUXURY

- Award-winning recreation center
- On-site lifestyle director
- Resort-style pool
- Lap pool
- Lazy river with island
- 24-hour access fitness center
- Tennis courts

COMMUNITY

- On-site Grand Oaks High School
- On-site Clark Intermediate School
- Children's play garden
- Community event lawns
- One-acre dog park

ENVIRONMENT

- Over 115 acres of preserved nature areas
- Fully-stocked catch and release lakes
- Nature trails

EXPERIENCE OUR COMMUNITY'S DISTINCTIVE MODERN LIFESTYLE WITH
A TRULY CONVENIENT LOCATION ON THE GRAND PARKWAY.

WOODSON'S RESERVE

True LIVING.

EXPERIENCE OUR COMMUNITY'S DISTINCTIVE MODERN LIFESTYLE WITH A TRULY CONVENIENT LOCATION ON THE GRAND PARKWAY. WOODSON'S RESERVE OFFERS A NATURAL EXTENSION OF BIG-CITY LIFE. OUR MASTER PLANNED COMMUNITY STRIKES AN EFFORTLESS BALANCE—WHERE THE PURITY OF NATURE IS AT HOME WITH EVERYTHING YOU LOVE TO SEE, DO, AND EXPERIENCE IN HOUSTON.

Website: woodsonsreserve.com

Email: infoWR@woodsonsreserve.com

Address: 4125 Waterbend Cove, Spring, TX 77386

The Developer: Toll Brothers, Inc.

BUILDERS

- Chesmar Homes
- M/I Homes
- Perry Homes
- Toll Brothers
- Village Builders

AMENITIES

- Woodson's Club includes a 9,000-sq.-ft. clubhouse which features a gathering room, 24-hour access fitness center, dedicated children's room, indoor/outdoor entertaining and meeting spaces, resort-style pool and lazy river with island, and adjacent lap pool.
- Over 115 acres of preserved nature areas
- Children's play garden
- Community event lawn
- On-site lifestyle director
- Fully-stocked catch and release lakes
- Nature trails
- One-acre dog park
- Tennis courts

LOCATION⁺

- 3 miles Hardy Toll Road
- 5 miles Interstate 45
- 6 miles ExxonMobil Campus
- 7 miles Woodlands Parkway
- 8 miles Anadarko Petroleum Corporation
- 8 miles Chevron Phillips Chemical Company Corporate Office
- 9 miles The Woodlands Town Center
- 9 miles Memorial Hermann The Woodlands Hospital
- 9 miles U.S. 59 on Grand Parkway
- 19 miles George Bush Intercontinental Airport
- 30 miles Downtown Houston

UTILITIES

- Electricity
 - PowerToChoose.org (866) 260-3108
- Water and Sewer
 - MCMUD 105 (281) 290-6507
 - Municipaldistrictservices.com
- Gas
 - CenterPoint (713) 659-2111

TAXES^{**}

Current estimate tax rate for Woodson's Reserve is 3.2942%**

HOA

\$1,250 per year | \$104 per month

SCHOOLS[†]

- Conroe ISD

Snyder Elementary

Offers classes from Pre-K to 4th grade
28601 Birnham Woods Dr., Spring, TX 77386
(832) 663-4400

Clark Intermediate School

Offers classes from 5th to 6th grade
4182 Trench Ln., Spring, TX 77386
(281) 939-0600

York Junior High

Offers classes from 7th to 8th grade
3515 Waterbend Cove, Spring, TX 77386
(832) 592-8600

Grand Oaks High School

Offers classes from 9th to 12th grade
4800 Riley Fuzzel Rd., Spring, TX 77386
(281) 939-0000

PRIVATE SCHOOLS

The Woodlands Classical Academy

Offers classes from K to 8th grade
6565 Research Forest Dr., The Woodlands, TX 77381
(936) 242-1541

The Woodlands Christian Academy

Offers classes from Pre-K to 12th grade
5800 Academy Way, The Woodlands, TX 77384
(936) 273-2555

John Cooper School

Offers classes from Pre-K to 12th grade
One John Cooper Dr., The Woodlands, TX 77381
(281) 367-0900

A TOLL BROTHERS COMMUNITY

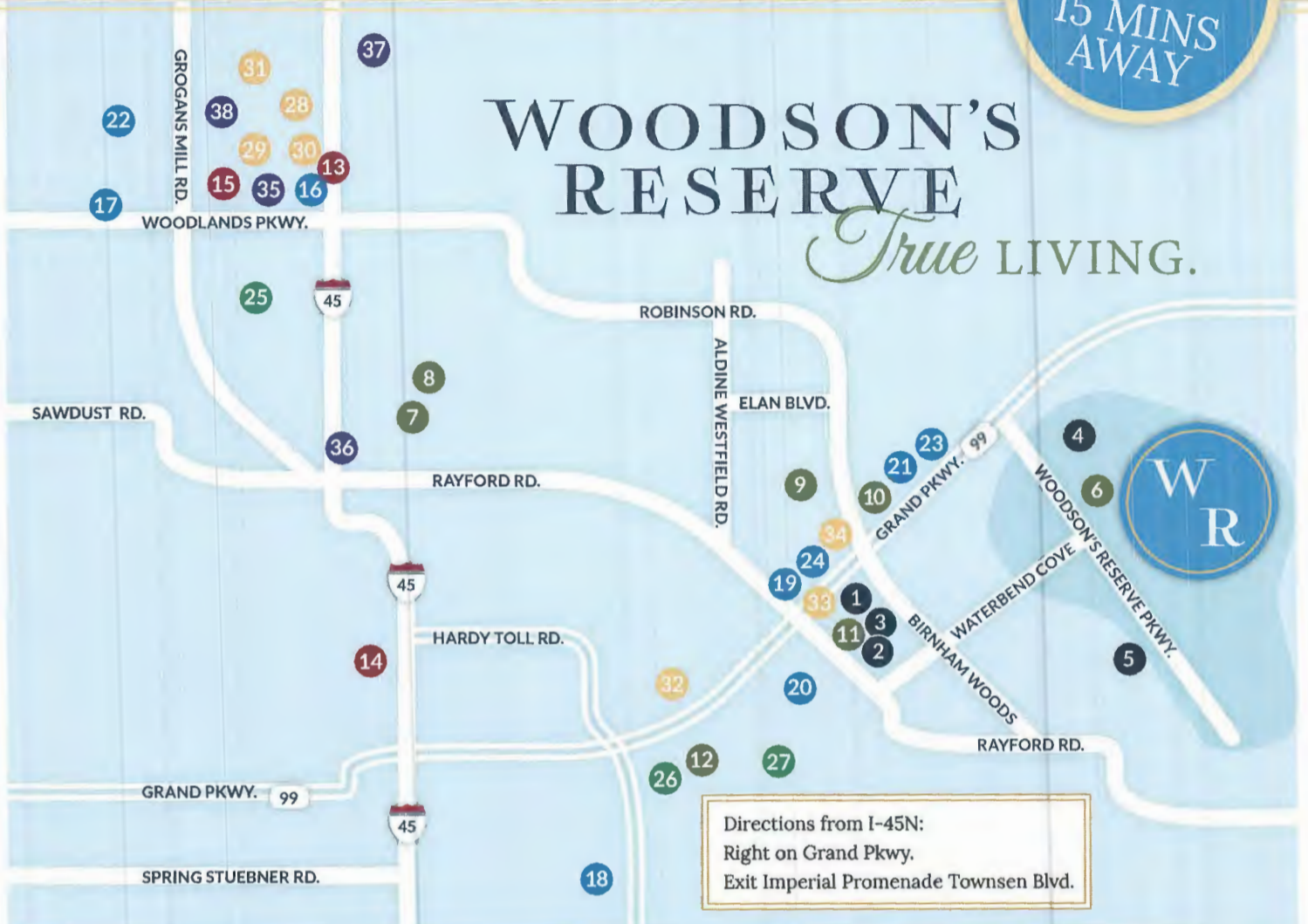
*Actual distance will vary based on construction, environmental conditions, driving habits, and other factors. Distances are approximate and do not reflect driving distances. **Based on 2019 tax rates. †Schools are subject to reassignment by governing authorities. All information provided is subject to change without notice and should be verified with the city. This is not an offering where prohibited by law. 1/20



EXPERIENCE GRAND CONNECTIONS

ALL THESE
LOCATIONS
& MORE
15 MINS
AWAY

WOODSON'S RESERVE *True* LIVING.



Directions from I-45N:
Right on Grand Pkwy.
Exit Imperial Promenade Townsen Blvd.

Schools

- 1 Ann K. Snyder Elementary School
- 2 Tom Cox Intermediate School
- 3 York Junior High School
- 4 Grand Oaks High School
- 5 Clark Intermediate School

Health and Fitness

- 6 Woodson's Club Amenity Center
- 7 Oaks Minor Emergency
- 8 The Woodlands Specialty Hospital
- 9 World Champions Centre
- 10 Inner Element Fitness
- 11 Wicked Core
- 12 Crossfit Overtake

Corporate Centers

- 13 Anadarko Petroleum Corporation
- 14 ExxonMobil Campus
- 15 The Woodlands Waterway

Shopping and Grocery

- 16 The Woodlands Mall
- 17 The Woodlands Square
- 18 Old Town Spring
- 19 Rayford Crossing Shopping Center
- 20 HEB
- 21 Kroger
- 22 Whole Foods
- 23 PetSmart
- 24 Pet Supply Store

Park and Recreation

- 25 Woodlands Golf Club
- 26 Spring Creek Greenway
- 27 Pundt Park

Restaurants

- 28 Tommy Bahama's Restaurant and Bar
- 29 Jasper's Gourmet Backyard Cuisine
- 30 Grotto Ristorante
- 31 Crú Food & Wine Bar
- 32 Beto's Grill
- 33 Crust Pizza Co.
- 34 Akashi Sushi

Entertainment

- 35 Cinemark At Market Street
- 36 Pump It Up
- 37 Main Event Entertainment
- 38 Cynthia Woods Mitchell Pavilion

A TOLL BROTHERS COMMUNITY

WoodsonsReserve.com

Open daily. Brokers welcome. Prices subject to change without notice. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law. 10/19