

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: woodsonsreserve@gmail.com

Address: 4125 Waterbend Cove, Spring, TX 77386

The Developer: Toll Brothers, Inc. & Cernus Development, L.L.C.

BUILDERS

- Meritage Homes
- M/I Homes
- Perry Homes
- Taylor Morrison
- Toll Brothers
- T Select by Toll Brothers

AMENITIES

- Woodson's Club includes a 9,000-sq.-ft. clubhouse featuring a gathering room, a 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
- Lifestyle Directors On-site 7 Days a Week
- Fully-stocked Catch and Release Lakes
- Nature Trails
- One-acre Dog Park
- Future 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) 797-4839
 - CenterPoint (713) 659-2111
- Gas
 - CenterPoint (713) 659-2111
- Water and Sewer
 - MCMUD 105 (281) 290-3119

TAXES**

Current estimate tax rate for Woodson's Reserve is 3.3616%**

HOA

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

SCHOOLS†

- Conroe ISD
- Future on-site schools at Woodson's Reserve:
 - Grand Oaks High School - Fall 2018
 - Intermediate School - Fall 2018

Snyder Elementary

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

Tom Cox Intermediate

Offers classes from 5th to 6th grade
3333 Waterbend Cove, Spring, TX 77386
(281) 465-3200

York Junior High

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

Oak Ridge High School

Offers classes from 9th to 12th grade
27330 Oak Ridge School Rd., Conroe, TX 77385
(832) 592-5300

PRIVATE SCHOOLS

The Woodlands Classical Academy

Offers classes from K to 8th grade
6565 Research Forest Dr., Spring, 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