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Taken From Thousand Oaks Property Owner's Association Website:

About Us

Thousand Oaks is a Master Planned, gated, residential community located on FM 1488 in Montgomery County. We have grown to approximately 400 homes spread over a 700-acre community since 1999. It is a pedestrian-friendly community that is diverse and vibrant. We also have top rated schools just outside our gate. Many homes are custom made and approximately 2800-4000 sq/ft. There are larger homes and even some with in-law suites. We have several neighborhood ponds and there are homes with waterfront. It's nice having 1+ acres properties with plenty of room for a pool, extra garage, in-law suite or all three. Or maybe you just want to look at the trees and the wildlife we have.

The neighborhood is conveniently located minutes east of the town of Magnolia. Just about everything you need is within a 10 minute drive (HEB, Kroger's, Home Depot, Office MAX, Target, Restaurants, Salons, etc;). We are just a short ride from The Woodlands, Lake Conroe, and all that Houston has to offer, but we still maintain the quiet neighborhood setting that makes it such a desirable location. Thousand Oaks is in the [Magnolia Independent School District](#). The following is a list of amenities here in Thousand Oaks:

- Neighborhood Pool
- Tennis Court
- 2 Lakes for Water Skiing, Wake Boarding and Jet Skis (certain rules apply)
- Several small ponds for fishing (bass, catfish and perch)
- Parks and Trails
- Basketball Court
- Playground
- Park Pavilion

Most lots in Thousand Oaks are 1 acre, with a few 2 acre lots. All lots have access to needed utilities such as electricity, water, and natural gas plus high speed internet (cable and DSL). Some area have fiber optic access services such as AT&T U-verse.

Each home uses aerobic septic systems so there are no MUD taxes.

Because we are outside the Magnolia city limits, there are no city taxes.

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