#### **WODFOREST**<sup>®</sup>

# **Community Facts**

#### **Community Information**

- 3,000 Acres
- Over 5,000 Homes Planned
- Villas, Single-Family Homes, Custom Homes, 55+ Living

#### LOCATION

251 Central Pine Street Montgomery, Texas 77316 woodforesttx.com

# Acclaimed Schools

#### CONROE ISD conroeisd.net

Stewart Elementary Peet Jr. High School Conroe High School

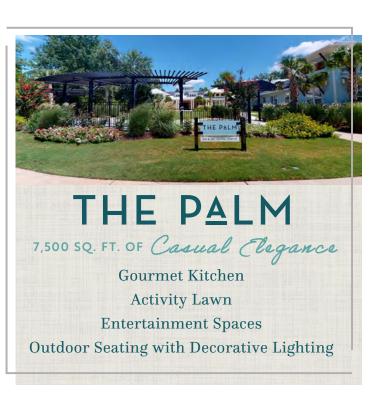
## MONTGOMERY ISD misd.net

Lonestar Elementary Oak Hill Jr. High School Lake Creek High School

## Amenities

Over 15 Miles Of Hike & Bike Trails Commercial Conveniences 13 Parks And Counting Lily Pad Splash Pad Forest Island





#### UTILITIES

Phone • Cable • Internet		
Consolidated Communications	866-989-2255	
MidSouth Fiber Internet	936-825-5100	-
Gas		Taxe
Unigas	281-252-6700	Conroe
Emergency		Conroe
Fire Station #34 (onsite)	936-588-2222	Conroe
Sheriffs Office	936-760-5800	Montg
Water • Electric		0
MidSouth Electric Co-op	936-825-5100	Montg
MidSouth Water Services		
MOC (call to set up sewer)	281-367-5511	
		Regu
Post Office		Effe
Montgomery (MUD #113)	936-597-4222	
Conroe (MUD #121)	936-756-6724	Gate
The Palm		Eagle I
Information Center	936-447-2800	0
Trash		Pine Is
Waste Management	713-686-6666	Russet
5		nusset
*When setting up service, please rej	ference:	Kingsl

#### TAXES & HOMEOWNERS ASSOC.

#### es be ISD MUD #113 2.51180 e ISD MUD #121 2.68680 gomery ISD MUD #113 2.51830 gomery ISD MUD #121 2.69330 ular HOA Fees \$1,391.50 ective January 1, 2023 ed Community Fees Pointe \$750.23 sland \$4,180.00 et Peak \$532.40 **Kingsley Square** \$250.00

MUD #113 - Acct. #792-75098 MUD #121 - Acct. #792-162850

MUD MUNICIPAL UTILITY	<ul> <li>Woodforest Is Within A Municipal Utility District (Mud).</li> <li>Here are a few quick facts: <ul> <li>MUD taxes replace city taxes</li> <li>Communities within a MUD typically have a higher level of amenities</li> <li>Efficient lot production keeps supply and demand volatility (prices) in check</li> <li>Taxes typically decrease as the community grows</li> </ul> </li> </ul>	GO	UR MUD DOLLARS TOWARDS: FIRE POLICE SEWAGE
DISTRICT	For families searching for new homes in an amenity-rich community, considering a special utility district (such as a MUD) is the viable, if not, preferred option.		DRAINAGE ROADWORK

Prices and availability subject to change without notice (11/22).

**Christine Allen Nature Park** 

HILL