

Woodtrace

Community information

HOA:

Community Solutions
(713) 429-5440
ccsutx.com/contact-us

HOA Annual Dues: \$1,200

Schools:

Tomball ISD
30330 Quinn Rd., Tomball, TX 77375
(281) 357-3100
www.tomballisd.net

Decker Prairie Elementary School
27427 Decker Prairie Rosehill Rd., Magnolia, TX
77362
(281) 357-3134
www.tomballisd.net

Tomball Junior High
30403 Quinn Rd., Tomball, TX 77375
(281) 357-3000
www.tomballisd.net

Tomball Intermediate
723 West Main St., Tomball, TX 77375
(281) 357-3150
www.tomballisd.net

Tomball High School
30330 Quinn Rd., Tomball, TX 77375
(281) 357-3220
www.tomballisd.net

2021 Tax Rates:

Lone Star College: 0.1078%
Montgomery County: 0.4083%
Emergency Services District: 0.1000%
Montgomery Co Hospital: 0.0567%
Tomball ISD: 1.2500%
Woodtrace MUD #1: 1.3300%

Total Tax (before homestead): 3.2528%

Classic & Wentworth Collections at Woodtrace
817 Walnut Park Lane, Pinehurst, Texas 77362
888-671-8175 | Lennar.com



Pursuant to the Fair Housing Act, this housing is intended for occupancy by at least one person 55 years of age or older per home. Models/lifestyle photos do not reflect racial or ethnic preference. Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. is estimated; actual sq. ft. will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. Plans to build out this neighborhood as proposed are subject to change without notice. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2021 Lennar Corporation. Lennar, the Lennar logo, Next Gen - The Home Within A Home and Everything's Included are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CalAtlantic Group, Inc., CA DRE Broker #02058246 (Responsible Broker: Joanna Duke). Lennar Sales Corp., CA DRE Broker #01252753 (Responsible Broker: Joanna Duke). Ryland Homes of California, Inc., CA DRE Broker #00352900 (Responsible Broker: John Patrick Higgins). BMR Construction, Inc., CA CSLB #830955. CalAtlantic Group, Inc., CA CSLB #1037780. Lennar Homes of California, Inc., CA CSLB #728102. Date 05/22



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Utilities:

Electric

Power to Choose

(877) 980-2481

choosetexaspower.org

Gas

Universal Natural Gas

(281) 252-6700

www.txgas.net

Water

Water District Management

(281) 376-8802

www.wdmtexas.com

Services:

Garbage

Water District Management

(281) 376-8802

www.wdmtexas.com

Telephone/Television

AT&T

(800) 288-2020

AT&T.com

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817 Walnut Park Lane, Pinehurst, Texas 77362

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Post Office

Description

34635 Wright Rd., Pinehurst, TX 77362

(800) 275-8777

Police admin (non-emergency)

Magnolia Police Department

18111 Buddy Riley Blvd., Magnolia, TX 77354

(281) 356-2500

Fire admin (non-emergency)

Tomball fire Department

1200 Rudel Rd, Tomball, TX 77375

(281) 351-7101



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