



WOODFOREST®

COMMUNITY FACTS

## Community INFORMATION

- 3,000 Acres
- Over 5,000 homes planned
- Villas, Single-Family, Custom, 55+ Living



### LOCATION

251 Central Pine Street  
Montgomery, Texas 77316  
woodforesttx.com

ACCLAIMED

Schools

CONROE ISD  
[conroeisd.net](http://conroeisd.net)

- Stewart Elementary
- Peet Jr. High School
- Conroe High School

MONTGOMERY ISD  
[misd.net](http://misd.net)

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

## Amenities

- Over 15 miles of Hike and Bike Trails
- Commercial Conveniences
- 13 Parks and Counting
- Lily Pad Splash Pad
- Forest Island



## THE PALM

7,500 sq. ft. of *Casual Elegance*

- Gourmet Kitchen
- Activity Lawn
- Entertainment Spaces
- Outdoor Seating with Decorative Lighting





# Utilities

## PHONE • CABLE • INTERNET

Consolidated Communications	866-989-2255
Mid-South Synergy	936-825-5100

## GAS

Texas Gas, LLC	281-252-6700
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## EMERGENCY

Fire Station #34 (onsite)	936-588-2222
Sheriffs Office	936-760-5800

## WATER • ELECTRIC

Mid-South Synergy	936-825-5100
MOC (call to set up sewer)	281-367-5511

## POST OFFICES

Montgomery (MUD #113)	936-597-4222
Conroe (MUD #121)	936-756-6724

## THE PALM

Information Center	936-447-2800
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## TRASH

Waste Management	713-686-6666
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*\*When setting up service, please reference:*

MUD #113 - Account #792-75098

MUD #121 - Account #792-162850

# TAXES and HOA

## Taxes

### CONROE ISD

MUD #113	2.72530
MUD #121	2.87530

### MONTGOMERY ISD

MUD #113	2.66500
MUD #121	2.81710

## Homeowner's ASSOCIATION

**REGULAR HOA FEES\*** \$1,265.00

### GATED COMMUNITY FEES\*

Eagle Pointe	\$682.03
Pine Island	\$3,800.00
Russet Peak	\$484.00
Kingsley Square	\$250.00

\*Gated community fees are additional to regular HOA fees.

# MUD MUNICIPAL UTILITY DISTRICT

Woodforest is within a Municipal Utility District (MUD). Here are a few quick facts:

- MUD taxes replace city taxes
- Communities within a MUD typically have a higher level of amenities
- Efficient lot production keeps supply and demand volatility (prices) in check
- Taxes typically decrease as the community grows

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.

### YOUR MUD DOLLARS GO TOWARDS:



FIRE



POLICE



SEWAGE



DRAINAGE



ROADWORK

