

DEL WEBB THE WOODLANDS

ACTIVE ADULT 55+ COMMUNITY

Come live the active resort lifestyle in Del Webb The Woodlands. The Lodge is a 11,500 sq ft clubhouse that includes a social area. Have your morning coffee with neighbors. There is a place to work puzzles, card room, coffee bar, meeting rooms, event area with a kitchen. Work out in the fitness center or join an exercise class. Enjoy a monthly Friday night happy hour on The Lodge patio. A great opportunity to meet new friends. Relax by the resort style pool or in the hot tub. Play pool volleyball in the amazing olympic size indoor pool or sit in the indoor spa/hot tub. If you are athletic come play Pickleball (4 courts), Tennis (2 courts), or BOCCEE ball. Get out your walking shoes or your bicycle and get on the trails that will take you through natural areas, ponds, and a lily pad pond. See birds, deer, ducks, turtles and painted rocks as you go throughout the community. If you get outside of the community on Research Forest The Woodlands has miles of walking/biking trails for you to enjoy.

CLUBS: Some of the clubs to join is the Wine Club, Travel Club, Foodie Club, Garden Club, Diversity Club, DWTW Veterans Club, Geneology Club, Traders/Investment Group, Solos Club, and Book Club.

CARDS & GAMES: Bingo, Mexican Train, MM Shanghai, Pinochle, Hand & Foot, Dominoes, Men's Poker, Women's Poker, Bridge, Krazy Cards, Cribbage, Farkle, Canasta, and Mahjong.

OTHER ACTIVITIES: Bunco, Bible Study, Crafts For Cure and Line Dancing. Each neighborhood has a ladies lunch group and/or they do a neighborhood event. There is a Men's Breakfast that meets weekly on Wednesday and a Ladies Breakfast that meets twice a month on Tuesdays at Dennys. A group of women meet once a week to golf as well as a group of men.

SOCIAL COMMITTEE - There is a social committee that hosts events for residents. If you enjoy meeting people and having fun then you will want to

attend. Throughout the year they will bring in a band like Fab 5 or Elvis. Some of the past events have been Mardi Gras Parade and Party, Crawfish Boil, Casino Night, Memorial Day Pool Party, Hamburgers and Hot Dogs, Tea Party, New Years Eve Party just to name a few.

DEL WEBB has a full time Lifestyle coordinator who handles all of the lifestyle activities. There is a First Friday Breakfast, Lunch & Learns and Bingo.

HOMES: Del Webb The Woodlands offers 3 types of homes. The Garden Series 1200 -1700 sq ft priced in mid 300's to low 400's. The Classic Series Homes are 1700 - 2500 sq ft priced between mid 400's to low 600's. The Estate series are 2300 - 4800 sq ft priced 600's to upper 800's however had a couple sell for more. The pricing in Del Webb is unique. There are 591 homes in the neighborhood.

LOCATION: Del Webb is in a great location that is close to shopping, restaurants and medical. It is located about 15- 20 minutes from The Woodlands Mall, Cynthia Woods Pavillion, Market Street and Hughes Landing.

HOA FEES: The annual fee is 3,375.00 per year. When purchasing a home there is a 1/3rd of 1% sales price capitalization fee to the buyer at closing.

Del Webb The Woodlands 55+ gated upscale community. It is a great place to live! Lots of amenities and activities. Your not just buying a home but a Lifestyle!

