



**WOODFOREST®**

**COMMUNITY FACTS**

## Community INFORMATION

- 3,000 Acres
- Over 5,000 homes planned
- Townhomes, Single-Family, Custom, Patio & 55+ Living
- From the \$200s to \$1 Million+
- 1,600 to 4,000+ sq. ft.



### 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

- 27-hole Golf Course
- Over 15 miles of Hike & 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
- Bar & Lounge Area
- Activity Lawn
- Entertainment Spaces
- Outdoor Seating with Decorative Lighting



# Utilities

## PHONE • CABLE • INTERNET

Consolidated Communications 866-989-2255

## GAS

Texas Gas, LLC 281-252-6700

## 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

## TRASH

Waste Management 713-686-6666

\*When setting up service, please reference:  
MUD #113 - Account #792-75098  
MUD #121 - Account #792-162850

# TAXES and HOA

## Taxes

### CONROE ISD

MUD #113 2.80670  
MUD #121 2.91670

### MONTGOMERY ISD

MUD #113 2.79390  
MUD #121 2.90390

## Homeowner's ASSOCIATION

REGULAR HOA FEES\* \$1,150.00

### GATED COMMUNITY FEES\*

Eagle Pointe \$536.66  
Pine Island \$3,300.00  
Russet Peak \$440.00

\* 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

