

*Pictured Here:
The Lake House Amenity Center in Grand Central Park



NEW HOMES FROM THE HIGH \$200s - \$600s+
936.282.5135
GRANDCENTRALPARKTX.COM



WOODFOREST
A NEW HOME COMMUNITY
936.447.2800
WOODFORESTTX.COM



JDC Johnson
DEVELOPMENT
CORP.

SHOWCASE

NORTH HOUSTON COMMUNITY GUIDE



Giving you the tools you need
to succeed!

FIRST QUARTER

FEATURING

2022



WOODFOREST

GRAND CENTRAL PARK

WHAT'S NEW

- Just Released! Resident rental program at The Lake House to rent spaces for celebrations
- Westin debuts new two-story 50' model home!
- New Gehan townhome model opening in March

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COMMUNITY QUICK FACTS

SCHOOLS

Conroe ISD conroeisd.net

Wilkinson Elementary School
Cryar Intermediate School • Peet Jr. High School
Conroe High School

Private Schooling Nearby

TAXES

MMD Tax	\$0.9000
Montgomery County Tax	\$0.4312
Hospital District Tax	\$0.0588
Conroe ISD Tax	\$1.2125
CCD Tax	\$0.1078
City of Conroe	\$0.4375
Total Tax Rate	\$3.1478

HOMEOWNER'S ASSOCIATION

2021 HOA Annual Dues
\$1,072.50

Townhome Association Dues
Grand Creeks Townhomes - \$250 monthly*

* Monthly fees are in addition to the HOA Annual Dues

WOODFOREST

WHAT'S NEW

- New Builder: Tri Pointe Homes
- New parks on the way!
- Must try the brand new Wister's Bar & Grill in Pine Market!
- The Palm is now accepting resident rentals!

DOWNLOAD COMMUNITY MAGAZINE

COMMUNITY QUICK FACTS

SCHOOLS

Conroe ISD	Montgomery ISD
Stewart Elementary	Lonestar Elementary
Peet Jr. High School	Oak Hill Jr. High School
Conroe High School	Lake Creek High School
conroeisd.net	misd.net

TAXES

Conroe ISD	Montgomery ISD
MUD #113 2.72530	MUD #113 2.66500
MUD #121 2.87530	MUD #121 2.81710

HOMEOWNER'S ASSOCIATION

2021 HOA Annual Dues*
\$1,265.00

Gated Community Fees*

Eagle Pointe	\$682
Pine Island	\$3,800
Russet Peak	\$484
Kingsley Square	\$250

* Gated community fees are in addition to the HOA Annual Dues

COMING SOON

la Madeleine & Crumbl Cookies

NOW OPEN

Smoothie King

Check out JDC University for all upcoming Realtor events

JDC EMPOWERS Realtors

Is your cup half empty or half full? Either way, we want to fill your cup both professionally and personally with an arsenal to help you live your best life. Throughout the year, we'll be hosting events providing meaningful tools for **better health**, **better productivity** and **better work-life balance**. And – in true JDC fashion – our efforts will be sprinkled with opportunities to give back to the community.

LOOK FOR EVENTS LIKE THESE!

Yoga & Meditation
 Get to know your Enneagram
 Revitalize & Rejuvenate
 Ready, Set, Glow
 Continuing Education Courses

EXPLORE PINE MARKET

WOODFOREST COMMERCIAL

FEATURED BUILDER

WESTIN HOMES

New Homes from the High \$200s - \$600s+

Home Search for Your Clients

New Model!

Homes from the \$470s | 2,600 – 3,300 sq. ft.

AVAILABLE INVENTORY

A New Home Community

Home Search for Your Clients

VILLAS

TRADITIONAL

BONTERRA 55+

CUSTOM/LUXURY

AVAILABLE INVENTORY