



NEW HOMES FROM THE \$280s - \$600s+
936.282.5135
GRANDCENTRALPARKTX.COM



WOODFOREST

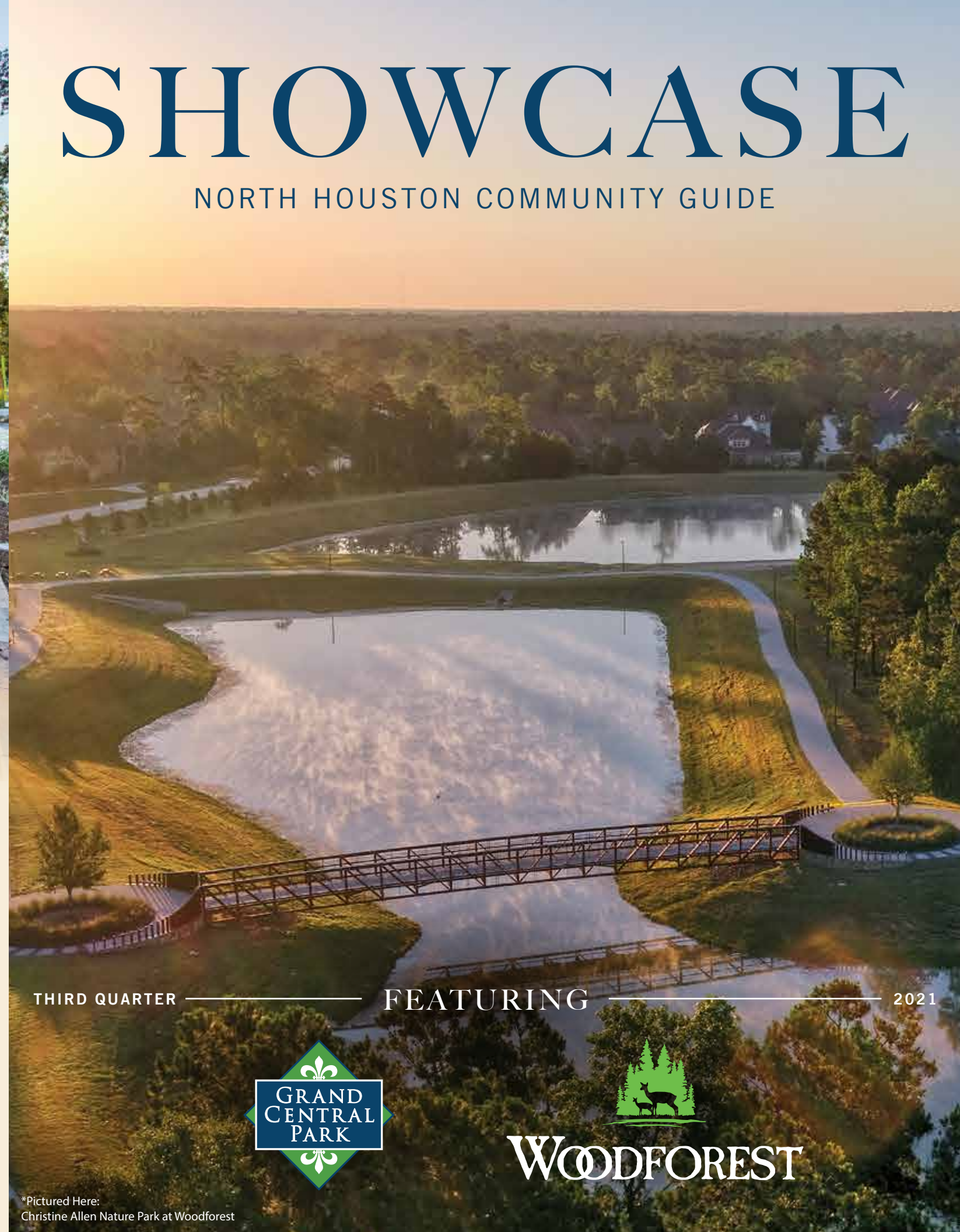
NEW HOMES FROM THE \$240s - \$1M+
936.447.2800
WOODFORESTTX.COM



*Pictured Here:
The Lake House pool at Grand Central Park

SHOWCASE

NORTH HOUSTON COMMUNITY GUIDE



THIRD QUARTER

FEATURING

2021



WOODFOREST

*Pictured Here:
Christine Allen Nature Park at Woodforest



Prices and availability subject to change without notice (7/21).

JDC Johnson Development Corp.

GRAND CENTRAL PARK

WHAT'S NEW

- The Lake House 13-acre amenity complex **NOW OPEN!**
- **NEW** dog park & playground!
- **NEW** Builder! Gehan Homes offers homes from the \$270s
- Grand Central Park is 5 years old! Let's celebrate!

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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	\$0.4475
Hospital District Tax	\$0.0589
Conroe ISD Tax	\$1.2125
CCD Tax	\$0.1078
City of Conroe	\$0.4375
Total Tax Rate	\$3.1642

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

COMMUNITY QUICK FACTS

WOODFOREST

WHAT'S NEW

- 2 NEW David Weekley model homes now open in Kingsley Square
- New community building and parks **OPENING SOON**

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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 2.79030	MUD #113 2.77750
MUD #121 2.90030	MUD #121 2.88750

HOMEOWNER'S ASSOCIATION

2021 HOA Annual Dues*
\$1,150

Gated Community Fees*

Eagle Pointe	\$536
Pine Island	\$3,300
Russet Peak	\$440

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

COMMUNITY QUICK FACTS

DSW Now Open in 336 Marketplace

Marcel Boulevard in City Central

Opening this Fall! Beauty & wellness services, restaurants and more!

UPCOMING EVENTS

JULY

July 9TH
BIRTHDAY Surprise!
Box Pick Up

July 16TH
WCR at Margaritaville - Casino Night

July 28TH
the LAKE HOUSE GRAND OPENING

EVENT DETAILS

EXPLORE PINE MARKET

WOODFOREST COMMERCIAL

New Homes from the \$280s - \$600s+

Home Search for Your Clients

FEATURED BUILDER
DREES CUSTOM HOMES

Homes from the \$480s | 2,200 - 3,500 sq. ft.

AVAILABLE INVENTORY

AUGUST

August 5TH
Sangria & Supplies HAPPY HOUR

August 9TH
NATIONAL KOOL-AID DAY

August 25TH
Legal 1 CE Class

August 31ST
Legal 2 CE Course

SEPTEMBER

September 14TH
Kayak FUN!

September 22ND
Broker Responsibility Class

For more info contact
RealtorRelations@JohnsonDev.com

New Homes from the \$240s - \$1 Million+

Home Search for Your Clients

VILLAS

TRADITIONAL

BONTERRA 55+

CUSTOM/LUXURY

AVAILABLE INVENTORY