



## Artavia 55'

### Artavia 55' Homesites

From the \$370's

**Phone:** (713)597-8379

15231 Deseo Drive  
Conroe, TX 77302

### Sales Office Hours

Mon - Thu & Sat: 10am - 6pm  
Fri & Sun: 12pm - 6pm

### Driving Directions

#### From I-45 North:

Take exit 79A toward TX-242,  
Follow N Fwy Service Rd,  
Turn right onto TX-242 E,  
Continue on TX-242 for approx. 7 miles,  
Turn right onto ARTAVIA Pkwy,  
Turn right onto Reverie Dr,  
Turn right onto Viviente Dr,  
Turn left onto Deseo Dr,  
Model home is on the right side.

#### From US 59 North:

Take the FM 1314 exit toward Porter/Conroe,  
Turn left onto FM 1314,  
Travel west on FM 1314 for approx. 7.5 miles,  
Turn right onto SH 242,  
Turn right onto ARTAVIA Pkwy,  
Turn right onto Reverie Dr,  
Turn right onto Viviente Dr,  
Turn left onto Deseo Dr,  
Model home is on the right side.

### Tax Information

Estimated Tax Rate: \$3.18 per \$100 of appraised valuation

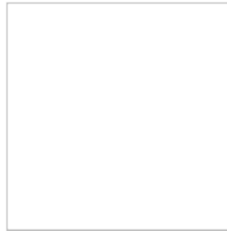
### Home Owners Association

C.I.A. Services Estimated HOA Dues: \$995 per year

### Schools

Conroe ISD

- San Jacinto Elementary (Elementary School)



## Community Details

If you're looking for premier living with ease of access, then you'll love ARTAVIA. Zoned to the Conroe school district, ARTAVIA is centrally located to Conroe, The Woodlands/Spring, Porter, New Caney, and Splendor. It's also convenient to Valley Ranch Town Center as well as the ExxonMobil Campus and one of the best hospitals in the area. Proximity and convenience are the name of the game when you make ARTAVIA your new home.

Connection is at the core of this development, where amenities are plenty. At the heart of ARTAVIA is a 13-acre community center overlooking a picturesque five-acre lake with paddleboats and a kayak launch area. Outdoor living is at your fingertips with a meditation rain garden, nature exploration area, event lawn, and an interconnected forested trail system.

If you're looking for a new home that offers luxuries other homes can't offer, then it's time to discover ARTAVIA for yourself. Visit our model home to see the exquisite style and attention to detail that comes with every Coventry Homes floor plan. Contact us today about new home opportunities in ARTAVIA.

## Amenities

- A five-acre lake with paddle boats and a kayak launch area.
- A 13-acre community complex featuring a 24-hr fitness center, cafe, and gathering spaces.
- A rain garden suitable for meditation and relaxation.
- A splash pad, discovery ponds, and a nature exploration zone promoting learning and exploring.
- Easy access to the Grand Parkway, I-45, US-59/I-69, and SH-242.
- Approximately 40 miles north of Downtown Houston in the rapidly growing Conroe/Montgomery area.
- Close to major employment centers such as Anadarko, Exxon Mobil, and Chevron Phillips.
- Close proximity to the best hospitals: Memorial Hermann-The Woodlands, Houston Methodist-The Woodlands, and St. Luke's-The Woodlands.
- Close proximity to local shopping at The Woodlands Mall and Valley Ranch Town Center.
- Popular nearby attractions include Lake Conroe, the Cynthia Woods Mitchell Pavilion, The Woodlands Waterway, and the new Grand Texas Theme Park.

## Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

#### Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make decision to purchase. © 2006 - 2024 Coventry Homes, All Rights Reserved.4/19/2024

- Grangerland Intermediate (Intermediate School)
- Moorhead Junior High School (Junior High School)
- Caney Creek High School (High School)

| Address/Plan                             | ~Sq.ft. | Strs | Bdrms | Mst | Bth | Grg | Price     | Stage                         |
|--|---------|------|-------|-----|-----|-----|-----------|-------------------------------|
| 17316 Grand Canyon Rd 5403 D / Kempner   | 2433    | 1.0  | 4     | D   | 3/0 | 2.0 | \$469,498 | Ready Now!                    |
| 17719 Misty Brook Ln 5403 D / Kempner    | 2491    | 1.0  | 4     | D   | 3/0 | 2.0 | \$526,584 | Coming Soon!                  |
| 17762 Misty Brook Ln 5972 D / Anson      | 2631    | 1.0  | 4     | D   | 4/0 | 3.0 | \$545,961 | Ready Now!                    |
| 17428 Chestnut Cove Dr 5404 D / Fulshear | 2533    | 1.0  | 4     | D   | 3/0 | 3.0 | \$464,895 | Ready Now!                    |
| 15115 Twain Ville Ln 5404 C / Fulshear   | 2646    | 1.0  | 4     | D   | 3/0 | 3.0 | \$489,879 | Estimated Completion Mar 2023 |
| 14928 Galileo Gates 5405 D / Morgan      | 2324    | 1.0  | 3     | D   | 2/1 | 3.0 | \$474,875 | Ready Now!                    |
| 15102 Riverlea Ct 5403 B / Kempner       | 2435    | 1.0  | 4     | D   | 3/0 | 2.0 | \$474,904 | Estimated Completion Feb 2023 |

## Community Plans

These are the floor plans that we build in this community.

## Standard

| Plan               | ~Sq.ft. | Strs | Bdrms | Mst | Bth | Grg | Price     |
|--------------------|---------|------|-------|-----|-----|-----|-----------|
| 5407 / Lucas       | 1948    | 1.0  | 4     | D   | 2/0 | 2.0 | \$375,990 |
| 5404 / Fulshear    | 2611    | 1.0  | 4     | D   | 3/0 | 3.0 | \$417,990 |
| 5403 / Kempner     | 2493    | 1.0  | 4     | D   | 3/0 | 2.0 | \$423,990 |
| 5961 / Miami III   | 2531    | 1.0  | 4     | D   | 3/1 | 3.0 | \$434,990 |
| 5978 / Kernes      | 2566    | 2.0  | 4     | D   | 2/1 | 2.0 | \$440,990 |
| 5972 / Anson       | 2606    | 1.0  | 4     | D   | 4/0 | 3.0 | \$448,990 |
| 5408 / Colleyville | 2828    | 2.0  | 4     | D   | 3/0 | 3.0 | \$454,990 |
| 5977 / Collin      | 2817    | 2.0  | 4     | D   | 3/1 | 3.0 | \$462,990 |