



# The Woodlands - Timarron Lakes

**Timarron Lakes in Creekside Park West**  
From the \$400's

**Phone:** (281)290-0002  
15 S Lochwood Way  
The Woodlands, TX 77375

**Sales Office Hours**  
Tues - Sat: 10 am - 6 pm  
Sun - Mon: Noon - 6 pm



Gay Lynne Lyerly

**Driving Directions**  
**From I-45 North:**  
Exit Woodlands Pkwy (76B);  
Left on Kuykendahl Rd;  
Right on Pine Plains Dr;  
Left on S Lochwood Way;  
Model is on the right.

**Tax Information**  
Estimated Tax Rate: \$2.81 per \$100 of appraised valuation

**Home Owners Association**  
First Service Residential Estimated HOA Dues:  
\$1,520 per year

**Schools**  
Tomball ISD

- Creekview Elementary (Elementary School)
- Creekside Park Junior High School (Junior High School)
- Tomball High School (High School)



## Community Details

Timarron Lakes, located in the Village of Creekside Park in The Woodlands, allows residents to enjoy a low-maintenance lifestyle in a beautiful gated community. Residents will appreciate the picturesque setting of Timarron Lakes, with walking paths meandering through the 240-acre community and winding around six serene lakes. A 7-acre park is nestled within a wooded landscape, offering a garden-themed sprayground, playgrounds, lighted tennis courts, a playfield and picnic areas. Additional recreation is minutes away, including the Recreation Center at Rob Fleming Park, the George Mitchell Nature Preserve and the 72-acre Lake Paloma, perfect for kayaking. Also nearby is the Creekside Park Village Center, offering everyday conveniences such as HEB, Walgreens, restaurants and other retailers. With all this and more Timarron Lakes in Creekside Park West is the perfect setting for your new Coventry Home.

## Amenities

- Timarron Lakes is located in Houston's largest master-planned development, The Woodlands, a 28,000-acre community located 27 miles north of downtown Houston
- Creekside is a 3492-acre development which will be home to 7,100 households
- Easy access to I-45, Sam Houston Tollway, Hardy Tollway and George Bush Intercontinental Airport
- Shopping (The Woodlands Mall & Market Street), restaurants and entertainment venues (Cynthia Woods Mitchell Pavilion) are within your hometown. The Woodlands Waterway, a 1.2 mile linear path with water taxis and trolleys to tour the river walk's unique restaurants, specialty shops and nightlife
- Creekside Park Village Shopping Center includes a HEB, Walgreens, banks, restaurants, gift shops, dry cleaning, service stations and other neighborhood conveniences
- Creekside offers vast areas of parklands totaling 1,850 acres, including the 1,700-acre George Mitchell Nature Preserve and the 20-acre Rob Fleming Park
- Rob Fleming Park - 20 acres featuring tree lined promenades, naturally landscaped lake, craftsman-styled pavilion, wildlife sculpture trail, bluebonnet meadow, festival field, butterfly garden, Pine Forest picnic area, 2 football fields, large children's playground, trailhead to the George Mitchell Nature Preserve
- George Mitchell Nature Preserve - 1,700-acres, seven miles of frontage along scenic Spring Creek, hard surface hike & bike trails and soft birding trails, trailheads located in Fleming Park, hiking, kayaking, birding, camping, mountain biking
- Aquatic Center - 13-acre site at the edge of Lake Paloma, large, resort-style free form pool, serpentine tube slide, lazy river, three-lane lap pool, boathouse, gazebo & playground
- The Woodlands Country Club offers: an 18-hole Pines Course; an 18-hole Oaks Course; 18-hole Gary Player Course; 27-hole Palmer Course with new clubhouse facilities; and the Tournament Players Course
- 7-acre Timarron Park featuring pavilion, playgrounds, lighted tennis and basketball courts, a playfield and picnic areas
- 6 scenic lakes throughout the community
- Minutes from Montgomery College and University Center
- Students attend schools in Tomball ISD

## Available Homes



**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 as 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 a decision to purchase. © 2006 - 2019 Coventry Homes, All Rights Reserved. 7/19/2019

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

Address/Plan	~Sq.ft.	Strs	Bdrms	Mst	Bth	Grg	Price	Stage
11 Peace Tree Wy 5823 A / Design 5823	2690	1.0	3	D	3/0	2.0	\$455,882	Ready Now!
22 Peace Tree Wy 5863 A / Design 5863	2560	1.0	3	D	2/1	2.5	\$455,533	Ready Now!
10 Overland Heath Dr 5968 D / Design 5968	2277	1.0	3	D	3/1	3.0	\$463,223	Estimated Completion Oct 2019
15 Overland Heath Dr 5961 A / Design 5961	2530	1.0	4	D	3/1	3.0	\$481,939	Estimated Completion Jan 2015
55 Overland Heath Dr 5403 C / Design 5403	2522	1.0	4	D	3/0	2.0	\$472,183	Estimated Completion Jul 2019

## Community Plans

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

## Standard

Plan	~Sq.ft.	Strs	Bdrms	Mst	Bth	Grg	Price
5965 / Design 5965	2210	1.0	4	D	2/0	2.0	\$404,990
5969 / Design 5969	2314	1.0	4	D	2/1	3.0	\$409,990
5403 / Design 5403	2406	1.0	4	D	3/0	2.0	\$413,990
5957 / Design 5957	2338	1.0	3	D	2/0	2.0	\$417,990
5968 / Design 5968	2277	1.0	3	D	3/1	3.0	\$417,990
5823 / Design 5823	2690	1.0	3	D	3/0	2.0	\$419,990
5961 / Design 5961	2530	1.0	4	D	3/1	3.0	\$421,990
5863 / Design 5863	2560	1.0	3	D	2/1	2.0	\$434,990
5958 / Design 5958	2676	1.0	3	D	3/1	2.0	\$441,990



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