



ARTAVIA

BY AIRIA DEVELOPMENT® COMPANY

LiveColorfully



An Artful Approach To Master-Planned Living. The extensive trails throughout ARTAVIA do more than just connect our neighbors to our amenities. Around the block is a path to a new way of living, amongst lushly landscaped art installations. These ARTscapes enhance the naturally wooded environment, spark curiosity and provide residents a unique experience that brings neighbors closer to nature – and each other.



IA





Amenities

Dapple Park®

Named for the playful spots of sunlight that dance under the canopy of our towering trees, Dapple Park is the heart of ARTAVIA.

- 5-Acre Lake
- Boardwalk
- Event Lawn
- Gathering Spaces
- On-site Community Cafe
- 24/7 FitCenter
- ARTscapes
- Trail System
- Discovery Ponds
- Nature Exploration Zone
- Picnic Areas
- Rain Garden
- Playground
- Splash Pad with Discovery Ponds
- Paddle Boats
- Food Truck Area
- Yard Games
- Courtyard
- Outdoor Fitness Station

Builders

Greater Houston's premier home builders in ARTAVIA bring quality materials, the highest level of craftsmanship and the latest in technology and energy-efficiency to new designer homes in a variety of styles, sizes and floor plans.

Beazer Homes

Chesmar Homes

David Weekley Homes

Highland Homes

Jamestown Estate Homes

J. Patrick Homes

Lennar

Perry Homes

Ravenna Homes

Westin Homes

**MODEL HOMES
OPEN DAILY!**





Bright Futures

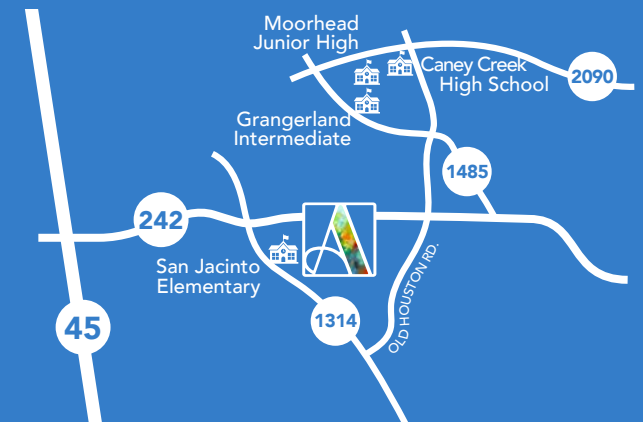
Students living in ARTAVIA attend the Conroe Independent School District, one of the fastest-growing school districts in Texas. With an on-site future Conroe ISD school, the community is poised to accommodate expansion.

San Jacinto Elementary

Grangerland Intermediate

Moorhead Junior High

Caney Creek High School



Resident Life

From big, community-wide events and celebrations, to small clubs and friendly get togethers, there are many activities planned for ARTAVIA residents. Our dedicated Lifestyle team keeps the calendar full of opportunities for neighbors and friends to come together.



SCAN TO VIEW
PAST EVENTS!





On-site *Community Café*

Hungry for a bite to eat? At ARTAVIA there's no need to leave the neighborhood with our lakeside community café located at Dapple Park.® The Palate Café is the perfect place to meet and mingle with neighbors, enjoy delicious food, and a refreshing drink or cup of coffee – all with a beautiful, open-air view of the lake!









ARTAVIATX.COM

This map of ARTAVIA® represents an artist's conception of proposed development as of April 2024. The information contained in this document is subject to change without notice and should not be construed as a commitment, representation, or warranty by ARTAVIA Development Company, a Texas corporation, AIRIA Development® Company, a Texas corporation, and any direct or indirect partner, shareholder, member, officer, director, trustee, agent, or employee or other representative or any affiliated entity, or any director or indirect partner, shareholder, member, officer, director, trustee, agent, or employee thereof ("ADC"). The presentation of and the information contained herein is shown subject to any errors, omissions, or changes, with or without notice. In no event shall ADC be liable for any damages, including but not limited to consequential, special, incidental, or punitive damages arising from or related to any use of this document and/or any information contained herein. This document and parts thereof are, and shall remain, copyrighted and must not be reproduced or copied without the written permission of ARTAVIA Development Company, and the contents thereof must not be imparted to a third party nor used for any unauthorized purpose. All land uses, improvements, materials, amenities, and facilities described and depicted herein are proposed items only, are based upon current development plans, and are subject to change without notice. Nothing presented in this document shall obligate ADC, the current owner, or any other entity to restrict land uses or to construct or develop improvements or facilities, or if developed, as described or depicted. ADC makes no representations or warranties, expressed or implied, concerning the actual design, location, and character of the facilities shown herein, or as to the completeness or accuracy of the information contained herein. Plans, maps, materials and specifications are subject to change or modification as deemed necessary by ADC, the developer, builder, or as may be required by law. All illustrations, photos, plans, or maps are provided as examples only and do not constitute a commitment to construct nor depict actual or promised items of any kind. Any references to commercial/multipurpose land use may include but is not limited to office, retail, single family, multifamily, senior housing, house of worship, specialty, medical, school, gas station, daycare facility, etc. All Terms & Conditions are available at artaviatx.com. Realtors Welcome. Map not to scale. Prices, specifications, and details concerning homes are established by the builders who are not affiliated with ARTAVIA Development Company and are subject to change without notice. This does not constitute an offer to sell real property in any jurisdiction where prior registration or other advance qualifications of real property is required. ARTAVIA and its logo are trademarks of AIRIA Development® Company or its affiliates. Copyright 2024 AIRIA Development Company. All rights reserved.



DOWNLOAD THE SIMPLY ARTAVIA APP:

