

# Community Information

## ARTAVIA 70'

### Model Home

#### > SALES CENTER

15310 VIVIENTE DRIVE  
CONROE, TX 77302  
☎ 832-653-7027

#### > FALL/WINTER HOURS

**Mon-Sat** {10am-6pm}  
**Sun** {12pm-6pm}

#### > SPRING/SUMMER HOURS

**Mon-Sat** {10am-7pm}  
**Sun** {12pm-7pm}

#### > DIRECTIONS

Located in the rapidly growing Conroe/ Montgomery County area, ARTAVIA is a beautifully forested community, north of the Grand Parkway, midway between I-45 and US-59, off SH 242.

> From I-45, north of The Woodlands, travel east on SH 242 for seven miles. The entrance to ARTAVIA is on the south side.

> From US 59, north of Kingwood, travel west on FM 1314 for 7.5 miles. Turn right (east) onto SH 242. The entrance to ARTAVIA is on the south side.

#### > AMENITIES

The community's focus on art in nature is what inspired its amenities. Miles of beautiful forested trails surround acres of unique discovery and play areas. From launching a kayak on the lake to enjoying a quiet picnic under the shade of a pine tree, to a quick cup of coffee at the outside cafe, every amenity in ARTAVIA has been thoughtfully designed to encourage you to live a more colorful life. The Park at ARTAVIA is approximately 13- acre complex at the heart of the community overlooking a 5-acre lake. Other amenities include, an event lawn, yard games, splash pad and discovery ponds, playground areas and a fitness center all available for community residents.

### Community Information

#### > EMERGENCY

Police ☎ 911  
Caney Creek Sheriff's Dept. ☎ 936-231-1251  
Caney Creek Fire Dept. ☎ 936-231-3527

#### > HOSPITAL

Houston Methodist Hospital ☎ 936-270-2000  
17201 INTERSTATE 45 S  
CONROE, TX 77385

#### > POST OFFICE

The UPS Store ☎ 832-241-7007  
9803 HIGHWAY 242  
CONROE, TX 77385

#### > UTILITIES

Entergy {Electric} ☎ 281-297-3535  
Si Energy {Gas} ☎ 281-778-6250  
Texas Pride {Trash} ☎ 281-342-8178  
Suddenlink {Phone/Internet} ☎ 844-874-7558  
Montgomery County - MUD#111 {Water} ☎ 281-579-4500

### Schools

#### > SAN JACINTO ELEMENTARY

{Pre-K-4th Grade}  
17601 FM 1314  
CONROE, TX 77302  
☎ 281-465-7700

#### > GRANGERLAND INTERMEDIATE

{5th-6th Grade}  
16283 FM 3083  
CONROE, TX 77302  
☎ 936-709-3500

#### > MOORHEAD JUNIOR HIGH

{7th-8th Grade}  
13475 HIGHWAY 1485  
CONROE, TX 77306  
☎ 936-709-2400

#### > CANEY CREEK HIGH SCHOOL

{9th-12th Grade}  
13470 HIGHWAY 1485  
CONROE, TX 77306  
☎ 936-709-2000

#### > PCAL CHRISTIAN SCHOOL

{Pre-K-12th Grade}  
P.O. BOX 8174  
SPRING, TX 77387  
☎ 936-273-4082

#### > THE WOODLANDS CHRISTIAN ACADEMY

{Pre-K-12th Grade}  
5800 ACADEMY WAY  
THE WOODLANDS, TX 77384  
☎ 936-273-2555

#### > CHRIST COMMUNITY SCHOOL

{Pre-K-6th Grade}  
1488 WELLMAN ROAD  
THE WOODLANDS, TX 77384  
☎ 936-321-6300

### Tax Information

CONROE ISD	\$1.1760	MC MUD #111	\$1.3500
LONE STAR COLLEGE	\$0.1078	MC HOSPITAL	\$0.0567
MONTGOMERY COUNTY	\$0.4083		
EMERGENCY SRV DIST 9	\$0.1000		
		<b>TOTAL</b>	<b>\$3.1988</b> per \$100 valuation

### HOA Information

#### > NO HOA BUSINESS ON SITE

2022 Annual Association Fee: \$995

#### C.I.A. Services:

C.I.A. SERVICES OFFICES ARE OPEN MON - FRI, 8 AM - 6 PM  
CUSTOMER CARE IS AVAILABLE THROUGH 8 PM

☎ 713-981-9000

CUSTOMERCARE@CIASERVICES.COM

WWW.CIASERVICES.COM

AND SEARCH YOUR COMMUNITY



832-653-7027 | [ravennahomes.com](http://ravennahomes.com)

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