

Community Information

ARTAVIA 70'

Model Home

> SALES CENTER

15408 PINNACLE VISTAS LANE
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 communities 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 onside 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

> POLICE

Emergency ☎ 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	\$0.9496	MC MUD #111	\$1.3500
LONE STAR COLLEGE	\$0.1060	MC HOSPITAL	\$0.0498
MONTGOMERY COUNTY	\$1.3500		
EMERGENCY SRV DIST 9	\$0.0473		
		TOTAL	\$2.9299 per \$100 valuation

HOA Information

> NO HOA BUSINESS ON SITE

2026 Annual Association Fee: \$1,395

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

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