

MARVIDA



**Live. Play. Relax.**



# Master Plan

Marvida is a pocket of paradise for adventurous families who want it all, including innovative home designs, premium amenities and unparalleled value.

- G GATED SECTION**
- ISLAND AMENITY VILLAGE**  
COMING SOON
- MODEL HOMES**
  - Ashton Woods
  - Brightland Homes
  - CastleRock
  - Chesmar
  - Devon Street
  - Hamilton Thomas
  - Long Lake
  - M/I Homes
  - Tricoast
  - Westin
- MODEL HOMES**
  - KB Home
- MODEL HOMES**
  - Perry
- MODEL HOMES**
  - Centex
- MODEL HOMES**
  - K. Hovnanian
- MODEL HOMES**
  - Chesmar
- MODEL HOMES**
  - Willow at Marvida—Homes for Rent



## ABOUT THE Developer

Since its inception in July 2007, Starwood Land has sold more than 44,000 lots in over 90 communities in 11 states, and has developed and sold more than \$2.5 billion of residential land and homesites. Partnering with Starwood Capital Group, one of the world's premier real estate investment firms, Starwood has invested more than \$1 billion in superior residential communities throughout the United States. In late 2021, Starwood Land acquired a 10-community, 16,000-homesite portfolio from one of Houston's foremost developers of master-planned communities.

## Models OPEN DAILY!



Ashton Woods



CastleRock Communities



Brightland Homes



Centex



Chesmar Homes



Devon Street Homes



Hamilton Thomas Homes



KB Home



K. Hovnanian Homes



Long Lake



M/I Homes



Perry Homes



Tricoast Homes



Westin Homes



Willow at Marvida  
Homes for Rent

\*Conceptual rendering. Subject to change without notice. 5/23.





THE  
ISLAND  
AMENITY VILLAGE

Anchored by a luxurious lazy river and a gorgeous clubhouse, the amenity complex will offer so many ways to beat the heat and enjoy the ultimate staycation.



## FUN IN THE Sun

LAZY RIVER  
PLAYGROUNDS  
DOG PARK  
WORKOUT FACILITIES  
SPORT COURTS

## GET Social

CLUBHOUSE  
EVENT LAWN  
SHADED PAVILION  
FIRE PIT

## READY TO Play!

Boasting access to the outstanding amenities available at sister communities Miramesa, Canyon Lakes West and Stone Gate, Marvida offers active families their choice of four parks for the kids, three clubhouses where you can meet up with friends, three gorgeous pools, three state-of-the-art workout facilities, two tennis courts, a basketball court and a dog park for your furry friend. *The best part? You can start to play as soon as you unpack!*





# THE ISLAND

## Coming Soon!

### AMENITY VILLAGE



- |                     |                   |                      |
|---------------------|-------------------|----------------------|
| 1 CLUBHOUSE         | 6 FIRE PIT        | 11 EVENT LAWN        |
| 2 LAZY RIVER        | 7 DOG PARK        | 12 PLAYGROUND        |
| 3 LAP POOL          | 8 SAND VOLLEYBALL | 13 GREEN BOLT TRAIL  |
| 4 TENNIS COURT      | 9 SPLASH PAD      | 14 BOCCIE BALL COURT |
| 5 EXERCISE STATIONS | 10 PAVILION       | 15 BASKETBALL COURT  |

## HIGHLY RATED Schools

Cypress-Fairbanks ISD is the state's third largest school district, serving more than 116,500 students at 91 schools, including those zoned to Marvida.



### WALKER ELEMENTARY

6424 Settlers Village Drive  
281-345-3200 • [cifd.net/walker](http://cifd.net/walker)



### ANDRE ELEMENTARY

8111 Fry Road  
281-463-5500 • [cifd.net/andre](http://cifd.net/andre)



### ROWE MIDDLE SCHOOL

7611 Westgreen Boulevard  
346-227-6220 • [cifd.net/rowe](http://cifd.net/rowe)



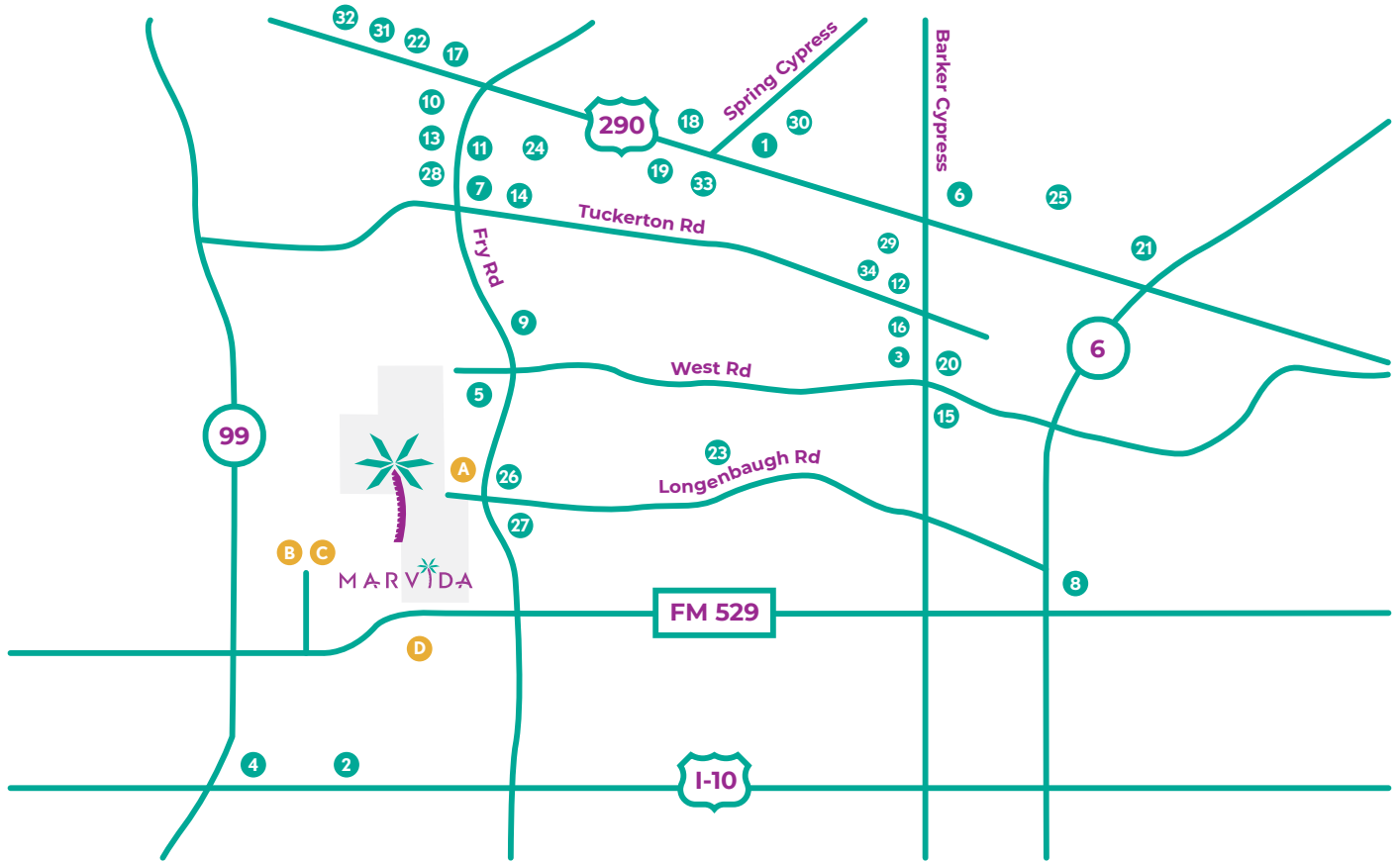
### CYPRESS PARK HIGH SCHOOL

7425 Westgreen Boulevard  
346-227-6000 • [cifd.net/cypark](http://cifd.net/cypark)

Consistently ranked among the top 10 districts by Niche.com, CFISD boasts a 93% graduation rate with high school students performing above average on AP, SAT and ACT tests.

\*Schools subject to change without notice. For the most up to date school zoning, please visit the Cypress-Fairbanks ISD website.

# IT'S ALL ABOUT Location



## CY-FAIR ISD

- A Andre Elementary
- B Rowe Middle School
- C Cypress Park High School
- D Walker Elementary

## MUSEUMS

- 1 Play Street Museum - Cypress

## COLLEGES & UNIVERSITIES

- 2 Houston Community College - Katy Campus
- 3 Lone Star College CyFair
- 4 University of Houston - Victoria at Katy

## DAYCARE

- 5 Children's Lighthouse of Cypress - Canyon Lakes West
- 6 Imagine Early Education & Childcare - Cypress
- 7 The Goddard School of Cypress

## ENTERTAINMENT

- 8 Copperfield Bowl
- 9 Star Cinema Grill

## FITNESS

- 10 Blackhorse Golf Club
- 11 Life Time
- 12 Orangetheory Fitness
- 13 Pure Barre

## GROCERY STORES

- 14 H-E-B
- 15 ALDI
- 16 Kroger Marketplace
- 17 Costco

## HOME IMPROVEMENT

- 18 The Home Depot
- 19 Lowe's Home Improvement

## HOSPITALS & MEDICAL

- 20 CareNow Urgent Care - Cypress
- 21 HCA Houston Healthcare North Cypress
- 22 Memorial Hermann Cypress Hospital

## PARKS

- 23 Richard & Meg Weekley Park
- 24 Cypress Creek Lakes Park
- 25 Bud Hadfield Park

## RESTAURANTS & DRINK

- 26 Marco's Pizza
- 27 Starbucks
- 28 Local Table
- 29 The Union Kitchen
- 30 Burro & Bull Barbecue

## SHOPPING & MORE

- 31 Fairfield Town Center
- 32 Houston Premium Outlets
- 33 Target
- 34 The Boardwalk

## New Homes

### HIGH \$200s-\$500s

MarvidaHouston.com



Scan to learn more about the developer



\*Information contained herein is subject to change, correction, errors and omissions. Amenities Grand Opening date is subject to change without notice. 05/23

