

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

★ MODEL HOMES

- CastleRock
- Chesmar
- Hamilton Thomas
- Long Lake
- M/I Homes
- Smith Douglas Homes
- Tricoast
- Westin

★ MODEL HOMES

- KB Home

★ MODEL HOMES

- K. Hovnanian

★ MODEL HOMES

- Perry

★ MODEL HOMES

- Chesmar

★ MODEL HOMES

- Centex

★ HOMES FOR RENT

- Willow at Marvida

★ MODEL HOMES

- Brightland



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.

*Conceptual rendering. Subject to change without notice. 1.1/23.

Models OPEN DAILY!



Brightland Homes



CastleRock Communities



Centex



Chesmar Homes



Hamilton Thomas Homes



KB Home



K. Hovnanian Homes



Long Lake



M/I Homes



Perry Homes



Smith Douglas Homes



Tricoast Homes



Westin Homes



Willow at Marvida
Homes for Rent

IT'S TIME TO GET YOUR FLOAT ON!

Island
Amenity
Village
Now
Open!

THE
ISLAND
AMENITY VILLAGE

The time will always read “play o’clock” at The Island Amenity Village, which is an oasis of fun for Marvida residents right in the community. Worries will slip away as you float along the lazy river and there will be hours of fun at the splash pad. Can’t decide between tennis, sand volleyball, or bocce ball? Luckily, you can do it all! The amenity complex even gives four-legged family members a place to play leash-free.

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

AMENITY VILLAGE



1 CLUBHOUSE

2 LAZY RIVER

3 LAP POOL

4 TENNIS COURT

5 EXERCISE STATIONS

6 FIRE PIT

7 DOG PARK

8 SAND VOLLEYBALL

9 SPLASH PAD

10 PAVILION

11 EVENT LAWN

12 PLAYGROUND

13 GREEN BOLT TRAIL

14 BOCCIE BALL COURT

15 PICKLEBALL 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



ANDRE ELEMENTARY

8111 Fry Road
281-463-5500 • cifd.net/andre



ROWE MIDDLE SCHOOL

7611 Westgreen Boulevard
346-227-6220 • cifd.net/rowe

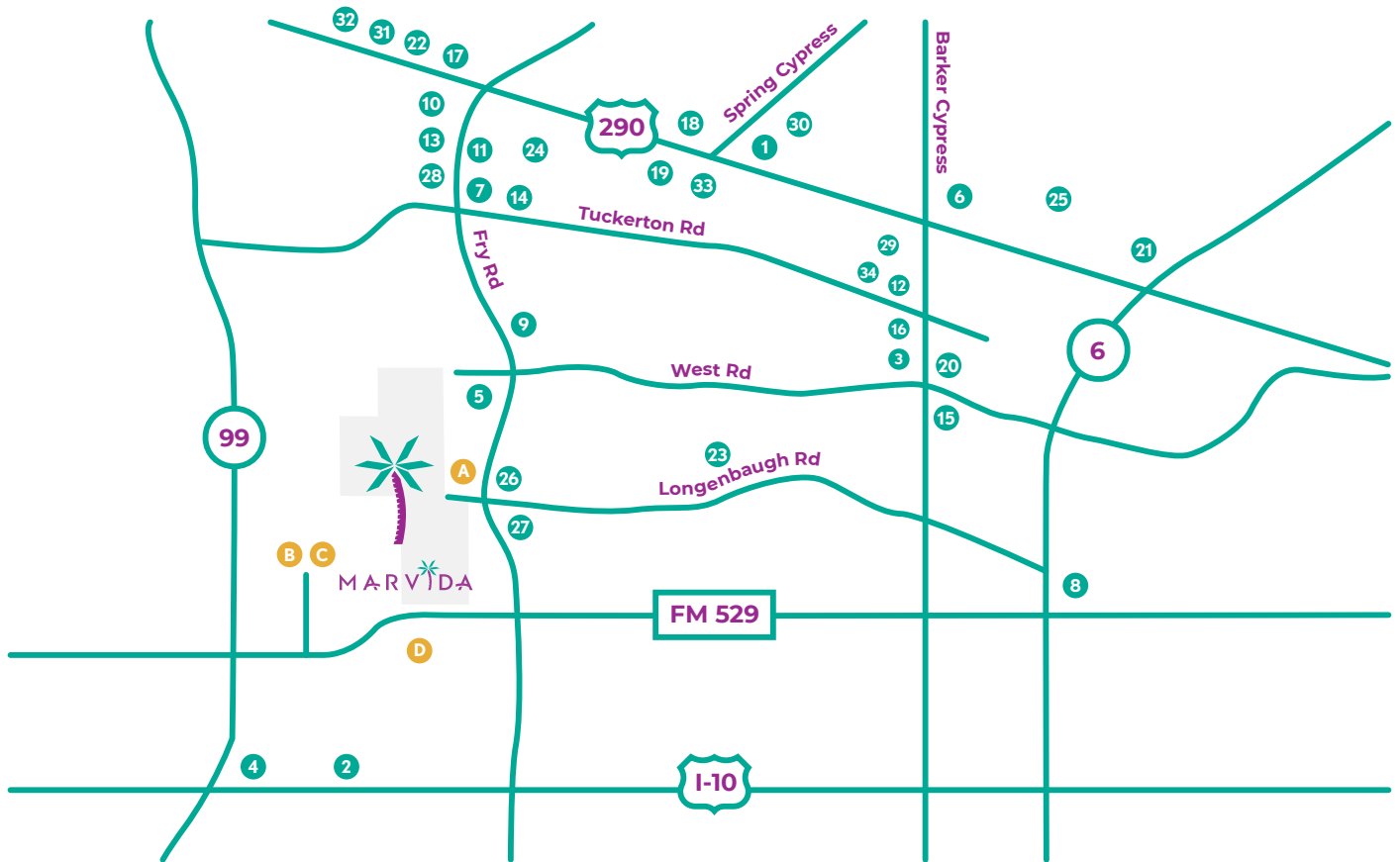


CYPRESS PARK HIGH SCHOOL

7425 Westgreen Boulevard
346-227-6000 • 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.

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. 11/23

