

EXTRAORDINARY LIVING

IS WAITING FOR YOU!

Marvida is one of the single most exciting new master-planned communities in the Cypress area.

Here, you will find a unique set of amenities available for use the day you move in to your new home.



- (5) Parks - The Manor at Canyon Lakes West, The Ridge at Canyon Lakes West, The Grove, Miramesa and Bridge Creek
- (4) Clubhouses - The Manor at Canyon Lakes West, Miramesa, The Grove at Canyon Lakes West and Bridge Creek
- (4) Playgrounds - Miramesa, The Grove at Canyon Lakes West, and The Ridge at Canyon Lakes West
- (3) Resort-Style Pools - The Manor at Canyon Lakes West, Miramesa and The Grove at Canyon Lakes West
- (3) Workout Facilities - The Manor at Canyon Lakes West, Miramesa and The Grove at Canyon Lakes West
- (2) Splash Pads - Miramesa and Canyon Lakes West - The Grove.
- (2) Tennis Courts - Miramesa
- (2) Dog Parks - Miramesa and Bridge Creek
- (1) Basketball Court - Canyon Lakes West - The Grove

*NOW OPEN in Bridge Creek - Pool, Clubhouse, Shade Structure, Dog Park, Fitness Trail, Butterfly Trail, Playground, Event Lawn, Food Truck Court

THE ISLAND AMENITY VILLAGE NOW OPEN IN MARVIDA!

A Clubhouse, Lazy River, Pool, Tennis, Dog Park, Sand Volleyball, Splash Pad, Playground, Bocce Ball, Pickleball, Basketball and Much More!

Marvida is part of the SG2 Home Owners Association which also includes the master-planned communities of Bridge Creek, Canyon Lakes West and Miramesa at Canyon Lakes West. These communities share their amenities with Marvida so owners within the SG2 HOA have access to all above mentioned amenities. They are also serviced by the same professional property management company.

GOLF ACCESS

CLUB MEMBERSHIPS

The initiation fee is waived for Sterling Country Club or Houston National membership. If a resident resigns and then comes back to the club, the reinstatement fee to rejoin will need to be paid. However, the initial initiation fee of \$2,500 is waived.

GOLF

Marvida residents will receive two rounds of golf at Houston National each year. These two rounds are limited to Monday-Friday, or the resident can exchange the Monday - Friday tickets for one round of golf on the weekend. If Sterling CC tee time is available, residents can play Sterling CC at no extra charge. Marvida residents will receive 25% off the posted green fee rate. All tee times must be made by calling the golf shop and stating they are a Marvida resident.

FOOD

The buy one entrée, get a second entrée free offer is available to residents at both the Back Deck & Clubhouse. Some restrictions apply. See restaurants for details.



MARVIDA

A Land Tejas Community



PART OF SG2 HOME OWNERS ASSOCIATION

Upon move-in, Marvida residents will appreciate the professional property management company and all the services they provide.

2025 ANNUAL FEES

- \$1,090.00 Annual Assessments
- \$200.00 Neighborhood Fee for Gated Sections
- \$200.00 Home Alarm Monitoring - Eyeon Basic Home Alarm Monitoring Package (plus taxes, contract is pending and this may change).

ONE-TIME FEES AT CLOSING

- \$75 New account Set-up Fee
- \$363.33 Association Transfer Fee
- \$220.00 PMG Legacy Account Closure Fee

ADOPT A SCHOOL FUND

(Paid only at sale of property, no proration)
 \$372.50 builder to owner for new home buyers
 (\$100.00 from builder & \$272.50 new owner)

CRYSTAL LAGOON FEES - BEACH CLUB

\$400.00 Per Year
 (if/when construction starts, this fee is charged the following January 1.)

2024 PROPERTY TAX RATES

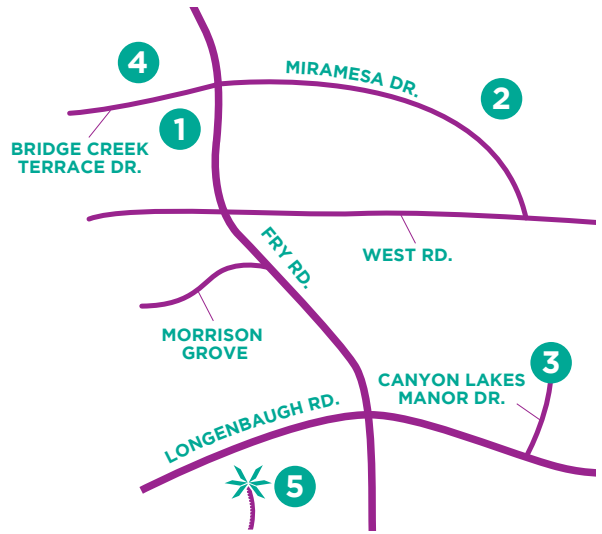
Harris County	0.75628900
HC Mud #165	0.8400000
HC Mud #165-Defined Area 2	0.6600000
Cypress Fairbanks ISD	1.08690000
Total	3.34318900

HOA CONTACT

Associa Principal Management Group of Houston
 11000 Corporate Centre Drive, Suite 150
 Houston, TX 77041
 832-698-4490 | 832-698-4490 | AssociaOnline.com

* All information (including, but not limited to tax rates, HOA assessments, home prices, views, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) are subject to change without notice. The conceptual renderings are an artist's conception and not intended to show specific detailing. Maps and plans are not to scale and dimensions are approximate. © 11/26/2024. All rights reserved.

RESIDENT AMENITY LOCATIONS



- 1 CANYON LAKES WEST THE GROVE**
Clubhouse, Fitness Facility, Junior Olympic Pool, Splashpad and Playground
- 2 MIRAMESA AMENITY VILLAGE**
Clubhouse, Fitness Facility, Resort-Style Pool, Covered Pavilion, Dog Park and Playground
- 3 CANYON LAKES WEST THE MANOR AMENITY VILLAGE**
Clubhouse, Fitness Facility, Resort-Style Pool, Covered Pavilion and Playground
- 4 THE COMMONS AT BRIDGE CREEK**
Clubhouse, Fitness Trail, Resort-Style Pool, Covered Pavilion, Playground, Dog Park, Butterfly Trail, Food Truck Court and Event Lawn
- 5 MARVIDA**
The Island Amenity Village Include: A Clubhouse, Lazy River, Pool, Tennis Court, Dog Park, Sand Volleyball, Splash Pad, Playground, Bocce Ball Court, Pickleball Court, Basketball Court and Much More!