



WOODHAVYN™



Rooted in *Nature*

A SHEA HOMES COMMUNITY



Discover a haven of natural beauty and peaceful living in Woodhavyn. Catering to those seeking a respite from the daily grind, Woodhavyn is 300 acres of lush green spaces, beautiful homes and amenities designed to enhance your well-being. A prime location close to Magnolia, The Woodlands and Tomball ensures you'll always have access to vibrant activities, dining, shopping and more. Plus, families will find exceptional educational opportunities at Magnolia ISD, making it an ideal environment for children to flourish. Branch out from the ordinary at Woodhavyn and start living extraordinary.

AT-A-*Glance*



FUTURE DEVELOPMENT

DOBBIN HUFFSMITH RD.

WOODTRACE BLVD.

LEGEND



Model Home Park

Homesites



40'



50'



60'



The Havyn Amenity Village
Planned Opening Late 2026



Future Development

80

ACRES OF NATURAL
OPEN SPACES

300

ACRE
COMMUNITY

2.5 mi

OF TRAILS

BUILD YOUR *Sanctuary*



AT WOODHAVYN, OUR BUILDERS ARE READY,
WILLING, AND ABLE TO HELP YOU BUILD YOUR
PERFECT SANCTUARY.





PERRY HOMES

Texas born and Texas proud, Perry Homes has been building homes in the Lone Star State since 1967. Since those early days, Perry has cultivated a tradition of excellence, with superior design, vast selection, quality features and a 95 percent customer satisfaction rating. Throughout the years, Perry has built more than 65,000 homes, accumulating an expert approach to home building.

HOMESITE SIZES

40' 50'



Shea HOMES®

Shea Home's floor plans are known for their livability, with careful thought given on how to maximize each space. Customer service is also a focus, with buyers treated as extended family. This is why this historic builder, has won numerous awards for innovation, design and customer satisfaction and today, is one of the nation's leading homebuilders.

HOMESITE SIZES

40' 50' 60'



Toll Brothers

Building in 24 states, Toll Brothers has accumulated an impressive number of "best of" awards during its 57-year history, including multiple national Builder of the Year honors and ranked 10 times to Fortune World's Most Admired Companies™ list. Behind those honors is distinctive architecture, unmatched craftsmanship and a commitment to customer care.

HOMESITE SIZE

60'

THE HAVYN

AMENITY VILLAGE

A resort-style pool, splash pad, event lawn, trails, water features, playgrounds and more. These thoughtfully crafted amenities are more than just facilities; they are invitations to relax, unwind, and build cherished memories with loved ones.



80 ACRES NATURAL OPEN SPACES

- Resort-style Pool
- Splash Pad
- Playground
- Event Lawn
- Water Features
- Trails & More!





MAGNOLIA ISD

Traditional values. Innovative programs. Magnolia ISD provides a well-balanced curriculum, extracurricular activities, and exciting academic opportunities to ensure students are prepared for a bright future.

**MAGNOLIA PARKWAY
ELEMENTARY**

**BEAR BRANCH
JUNIOR HIGH**

**BEAR BRANCH
INTERMEDIATE**

**MAGNOLIA
HIGH SCHOOL**



A *Shea* Community HOMES®

Shea Homes is a recognized force in the Houston real estate industry, entering the market in 2014. Leaning on its long-standing reputation as a major home builder and developer of master-planned communities, Shea Homes has continued to build upon its outstanding reputation that goes back to the J.F. Shea Co., Inc, which has a history of construction projects dating back to 1881. In fact, the Greater Houston Builders Association named Shea Homes as the 2024 Builder of the Year, recognizing the company's commitment to building quality homes and creating communities designed for the way people live. In Houston, Shea Homes has developed communities such as Del Bello Lakes in Manvel, Evergreen in Conroe, Woodhavyn in Magnolia, and the upcoming Wildtree community in Montgomery County.

DIRECTIONS

FROM THE WOODLANDS

Woodlands Pkwy to FM 2978, turn left.
Right on Hardin Store Rd. Right on
Dobbin-Huffsmith. Proceed less than 2 miles,
Woodhavyn on left.

FROM HOUSTON/TOMBALL

TX 249 North. Right on Hardin Store Rd.
Left on Dobbin-Huffsmith. Proceed less than 2
miles, Woodhavyn on left.



New Homes \$300s-\$600s

  WOODHAVYN.COM

 **WOODHAVYN™**

Models are not an indication of racial preference. Floor plans, maps and renderings are artist's conception based on preliminary information, not to scale and subject to change. This is not an offer of real estate for sale, or a solicitation of an offer to buy, to residents of any state or province in which registration and other legal requirements have not been fulfilled. Pricing does not include options, elevation, or lot premiums, effective date of publication and subject to change without notice. All square footages and measurements are approximate and subject to change without notice. Trademarks are property of their respective owners. School enrollment and boundaries subject to change. Equal Housing Opportunity. 07/25

