

The Woodlands Hills

Ultimate TWH **HOME BUYER'S** *Guide + Checklists*



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RESIDENT & REALTOR® IN
THE WOODLANDS HILLS



Ultimate Guide to Moving to The Woodlands Hills



[Click to watch the Behind the Scenes Vlog!](#)

If you're thinking of moving to **The Woodlands Hills in Texas**, then this is the guide for you! We're going to cover the following:

1. [Overview of The Woodlands Hills: Site & Amenities](#)
2. [The Woodlands Hills vs. The Woodlands](#)
3. [Location, Location, Location](#)
4. [Home prices, builders, and resale homes](#)
5. [The #1 Thing You MUST Do BEFORE Touring a Model Home](#)
6. [HOA Info & Property Tax](#)
7. [Schools in The Woodlands Hills](#)
8. [How to See the LATEST Homes for Sale & CURRENT Available Inventory](#)

Okay, without further ado, let's get into it!

1. Overview of The Woodlands Hills: Site & Amenities



The Woodlands Hills is a 2,200-acre forested master planned community that features 112 acres of open space, designer homes from 8 different builders, 20 neighborhood parks (at build out), a 17-acre Village park with tennis courts, dog parks, sprayground, play structures, pools, and an activity center with event lawn and fitness facility. (Phew, that's a lot!)

The community also includes an extensive amount of trails for hiking and biking, in addition to dedicated bike lanes along the major collectors.

The Woodlands Hills offers some of the BEST amenities around, and it's one of the TOP reasons people choose THIS community over many others!



[Watch my behind the scenes Vlog tour of the amenities on YouTube](#)

Let's take a peek through the amenities now, shall we? 📌

FITNESS CENTER: A state-of-the-art fitness center with cardio equipment, functional fitness options, weights and complimentary WellBeats workouts...



ACTIVITY CENTER & EVENT LAWN: Spend some quality time with family and friends in the beautiful, fully equipped Activity Center and Event Lawn...



SPRAYGROUND & PARKS: On a hot summer day, escape from the heat and enjoy the spray ground or lounge in one of the many parks...



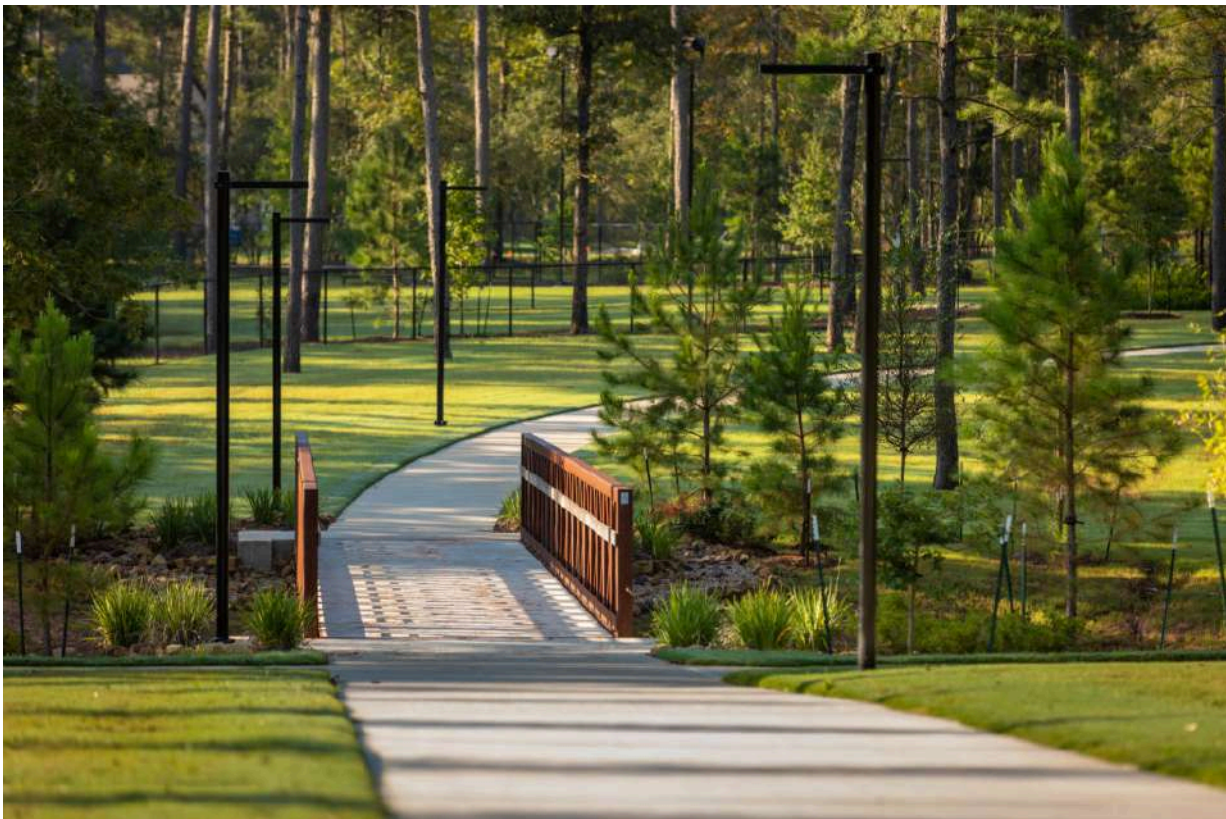
THE POOLS: Get those laps in at the fitness pool...



... or take a dip in our leisure pool and float around the lazy river.



TRAILS FOR DAYS: Go for a hike through one of the many nature trails that meander throughout the community...



MORE PARKS AND RECREATION: Take the pups out to one of the two shaded dog parks or head out for a friendly match of tennis at Founder's Park...



As you can see, **The Woodlands Hills** was designed to help you live a healthy and whole life, with places and spaces to encourage neighbors to become friends.



17 Acre Village Park



Playgrounds



Spraygrounds



Dog Park



Tennis Courts



Event Space



Event Lawn



Fitness Center



Resort-Style Pool



Fitness Pool



Bike Lanes



2. The Woodlands Hills vs. The Woodlands

When I first started researching the North Houston area during our own relocation, I was confused about the relationship between “The Woodlands” and “The Woodlands Hills”. At first, I assumed The Woodlands Hills was just a part of The Woodlands, but maybe just newer or fancier. Nope!



In fact, **The Woodlands Hills** is completely separate from The Woodlands, and is its own master-planned community located about 13 miles north on I-45 in Conroe and Willis, Texas. But the similarity in name is no accident.

The Woodlands Hills was developed by the Howard Hughes Corporation, as was The Woodlands, and they intentionally named it after The Woodlands since it would incorporate much of the same topography, nature and lifestyle, but also has gentle rolling hills throughout the site.

Whereas The Woodlands has a township tax, **The Woodlands Hills** has a traditional HOA fee. What does this mean, though? Here’s a breakdown:

- **The Woodlands has a township tax of .2231** (2022). This is added on to your property tax for the year, so will cost more depending on the assessed value of your home. This fee allows all residents of The Woodlands to have access to amenities such as parks, pools, trails, etc.

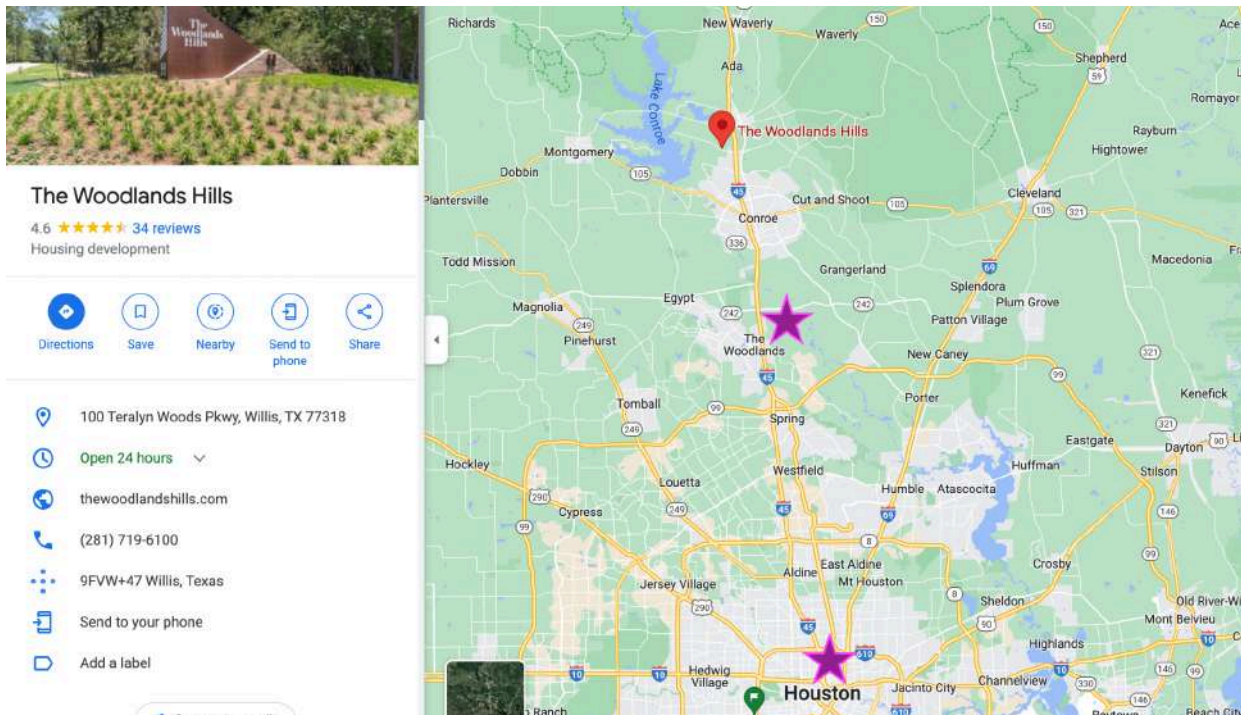
- **The Woodlands Hills has an HOA fee of \$998 per year (2022)**, and this is a fixed fee for ALL residents in The Woodlands Hills, regardless of assessed home value. This HOA fee allows all residents to have access to all amenities, which are more extensive - and newer - than those in The Woodlands. See below for details on all of the amenities in The Woodlands Hills.

💡 Why are so many folks moving from The Woodlands to The Woodlands Hills?

Many people who have lived in The Woodlands for many years are now moving to The Woodlands Hills, citing less traffic, newer homes at lower prices, and nicer amenities as main reasons for their move.

3. Location, Location, Location

As we'll dive into later in this guide, **The Woodlands Hills** community is abounding with designer homes, resort-style amenities, wooded parks and trails, quiet, charming streets with cul-de-sacs, and a vibrant community of people. But, what's nearby when you venture outside? That's just as important, since you don't do all of your living at home!



LAKE CONROE

The Woodlands Hills is just 4 miles away from the public dock entrance to 🏖️ Lake Conroe, and a short drive to the beach for 🏖️🏊‍♀️ swimming and the marina for waterfront 🛍️ shopping, 🦞🍷🍹 dining, and 🎵🎸 live music. Can you say #lakelife?



🌊 Lake Conroe is a 22,000-acre lake with a total of 157 miles of shoreline. It's the perfect spot for 🏖️ rest and relaxation, or an 🧑‍🚶‍♀️ exciting adventure. Enjoy 🎣 fishing, 🚤 boating, tubing and other 🏊‍♀️ water sports.

Don't have a boat? Don't worry, Lake Conroe has a variety of fishing guides, boat and tubing rental options.

There is also 🍹 Jimmy Buffet's Margaritaville resort at the lake and several quaint and trendy 🏠 Airbnb vacation rentals, should you ever get the urge for lakeside 🏕️ glamping or a staycation!

THE WOODLANDS


The Woodlands Hills is located just 13 miles north of The Woodlands (mentioned above), an award-winning Howard Hughes development nestled in and around 28,000 🌳🌳 tree-filled acres. A short drive down the I-45 gets you to one of the top 🏠 shopping destinations in Texas!





The Woodlands has been named 🏆 **#1 Best City to Live in America** for TWO years in a row by Niche.com, and has garnered a lot of attention to the North Houston area over the past few years. Living in The Woodlands Hills allows you to visit the excitement and retreat to your natural oasis all in the same night.


From a quiet afternoon of 🛶 kayaking to a fun night of 🎸🎶 live music and dancing, to a 🥾 hike through the woods, to strolling 💧 The Waterway promenade, or a 🏌️ round of golf, The Woodlands is where it's at. All of these top-tier amenities and globally-ranked venues are tucked inside a 🌳 canopy of trees with parks, hike and 🚲 bike trails, and nature all around.


Here is just a sampling of what you'll find in The Woodlands:


 **Market Street** - luxury boutique shopping in an open-air main street atmosphere, featuring some of the most beloved retail brands like Louis Vuitton, Tiffany & Co., Tory Burch and Lululemon, to name a few.

 **Lake Woodlands** - The Woodlands is known as an oasis on the water surrounded by the woods, and Lake Woodlands is a premier spot to experience it firsthand. Featuring outdoor recreation, entertainment, lakeside dining, kayak and stand-up paddleboard. (No motorized vehicles)

 **Golf & Disc Golf** - From disc golf with the family or a serious round of PGA approved golf with the gang, and with two Championship courses, The Woodlands area has plenty of options to fulfill all of your golf needs. Of course, all nestled amongst towering, beautiful trees!

 **The Cynthia Woods Mitchell Pavilion** - Consistently ranked as one of the “Top 10 Outdoor Amphitheaters in the World”, performers have included Jimmy Buffett, Dave Matthews Band, Jack Johnson, Alabama, Lynyrd Skynyrd, and Kenny Chesney, as well as symphonies, operas and ballets.

 **Swan Boats** - Enjoy a fun afternoon pedaling down The Woodlands Waterway on the iconic swan boats, stand-up paddleboard, kayak, water bike, tandem pedal kayak, or elliptical stand-up paddle board!

 **Town Green Park** - a four-acre green space that features a large emerald green lawn the length of two football fields that plays host to some of the largest events in The Woodlands like The Woodlands Waterway Arts Festival and the Red, Hot & Blue Festival & Fireworks Extravaganza.

4. Home Prices, Builders, & Resale Homes

****INSIDER TIP:** Did you know that you always use a REALTOR® if you are purchasing New Construction? [Watch this 1-minute video](#) that explains why this is a MUST (Plus, the builder pays me, so it's no extra cost to you ;).

Homes in The Woodlands Hills **start in the high-\$200s and go up to the \$900K+** range for the largest lots and higher end builders. The average home price in The Woodlands Hills in 2025 was \$456,000, with the highest sale at \$974,863 and the lowest sale at \$231K.

AVERAGE HOME PRICE - 2025

\$456,000

Speaking of builders, The Woodlands Hills has NINE highly reputable builders to choose from if you're buying new construction.

- Westin Homes
- Ravenna Homes
- Highland Homes
- Perry Homes
- Century Communities
- Gehan Homes
- Chesmar Homes
- David Weekly Homes
- J. Patrick Homes



Westin, Ravenna, Perry, Highland and J. Patrick are all going to have a higher price point, larger square footage and larger lot sizes.

Chesmar, Century, Brightland (Gehan) and David Weekly are more budget-friendly options.

Let's take a deeper look into each (reach out to me for an updated inventory list on all homes):

WESTIN HOMES



Westin homes offers sophisticated 4-5 bedroom luxury homes in The Woodlands Hills starting in the \$500K price range. You can get a sneak peek of what's available [here on their website](#), but please check with me for the most current availability since they don't always update the website.

RAVENNA HOMES



Ravenna homes is another luxury home builder in The Woodlands Hills starting in the \$500K price range, and offers 3-5 bedroom homes. Check out [this awesome interactive diagram](#) that shows how energy efficient their homes are! Please check with me for the most current availability.

PERRY HOMES



Perry homes offers beautiful homes on 60-ft. Lots (from the \$510s) and 75-ft. lots (from the \$660s) and all Perry homes include [smart home technology](#) and an [industry-leading warranty](#). Please check with me for the most current availability.

HIGHLAND HOMES



Highland homes offers selections for a wide range of budgets. With 3-4 bedroom homes starting in the \$300s and also luxury homes from \$670K - \$925K, this builder is one of the most wide-ranging. Learn more [about Highland Homes here](#), and please check with me for the most current availability.

CENTURY COMMUNITIES



Century Communities offers very nice 3-4 bedroom homes in The Woodlands Hills from the 300s. All homes come with [in-home automation features included!](#) Please check with me for the most current availability.

GEHAN HOMES



Gehan Homes offers 3-4 bedroom homes in The Woodlands Hills from the 340s - \$450s. All homes are energy efficient and customizable to your style preferences. Please check with me for quick move-ins and upcoming availability.

CHESMAR HOMES



Chesmar Homes offers one, one-and-a-half and two-story homes in The Woodlands Hills starting in the \$340s - \$480s. Choose from various options including balconies, game rooms and extra bedrooms. Check with me for current & upcoming availability.

DAVID WEEKLY HOMES



David Weekly homes in The Woodlands Hills come in 3 - 5 bedrooms on 45' or 60' lots, starting in the \$320s - \$550s. All homes are "Energy Saver" homes and can be customized to your style preference. Check with me for current & upcoming availability.

5. The #1 MUST DO BEFORE Touring Model Homes

For many homebuyers looking for a new construction home, their first step is to go tour the model homes. But there is one thing every homebuyer should do BEFORE heading into a model home, and unfortunately many people skip it only to suffer later: CHOOSE A REALTOR.



Many people think that they do not need a REALTOR when buying new, since there is already a Builder Sales Representative onsite at the model homes.

While a REALTOR is not required, it's important to protect your best interest (and bottom line!) by choosing a Real Estate Agent BEFORE touring model homes or before SIGNING ANYTHING!

This is because the Builder Sales Representative works for... the Builder! They have a responsibility to work in the Builder's best interest, selling the home and upgrades for the highest price possible.

When you have your own Agent, they work as YOUR advocate, negotiating on your behalf, helping you get the most value for your money, and helping you make wise decisions regarding upgrades, inspections, and more. ****Plus, the Builder pays your Agent's commissions, so there's literally no down side for you.**

Watch this 📌



Here's what your Real Estate Agent will help you with that you might miss out on if you just end up dealing with the Builder alone:

- * **Helping you get the best price:** While it's true that most builders typically will not negotiate on purchase price, they might do so in a buyer's market! And there are also other ways to get cash back or incentives.
- * **Negotiating extras:** Want upgraded counters or appliances in that new home? Your agent can help you with all those extra perks, amenities, and upgrades.
- * **Recommending financing:** A builder typically will have a "preferred" lender that it will try to steer you to, but your agent can help make sure that you're getting the mortgage that works best for your situation. In some cases, this will be the builder's lender, but you don't want the builder's agent pressuring you into using their suggested lender unless it's right for you.
- * **Overseeing a home inspection:** Tempted to forgo a home inspection in new construction? Don't do it. New home defects often rival resale home problems! The builder's agent is unlikely to offer up an inspection, so it's up to you and your agent to make it happen. And your agent can also help you get any issues resolved that turn up during the inspection.

QUICK RECAP:

The Builder Sales Representative works *for the builder* and has an obligation to get the best price *for the builder*. As your REALTOR®, I have a fiduciary duty to be your advocate in getting you the best deal and put your best interest above all others, even my own. Plus, the Builder pays me, so it's no extra cost to you ;)

6. HOA & Property Tax Info

***FEES:** The 2025 HOA Fee is \$1,005 for the year, and the Property Tax rate is 3.05% In addition to the beautiful homes & never-ending amenities, **The Woodlands Hills** also has a very active HOA that plans tons of community events for residents to enjoy. These events are a great way to get out and get to know your neighbors! A few events you can expect as a resident? Evening house concerts on the event lawn, food trucks, "Flick N' Float" poolside movie nights, Spring Fling and Harvest festivals with activities for the whole family, just to name a few!



7. Schools in The Woodlands Hills, Texas



Children living in The Woodlands Hills will attend Willis ISD, so you better get ready for some serious small-town school spirit!

The Elementary, Middle and High Schools for The Woodlands Hills are all located less than 2 miles from the community, with the elementary and middle school within walking distance.

W. Lloyd Meador Elementary School

- [School Website](#)
- [Niche.com Review](#)

Robert P. Brabham Middle School

- [School Website](#)
- [Niche.com Review](#)

Willis High School

- [School Website](#)
- [Niche.com Review](#)

There is an exclusive gated walking/biking path inside the community that leads from one of the parks ([Teralyn Woods Park](#)) right to the elementary and middle school.

I have children in both the elementary and middle school here in The Woodlands Hills, and it is SO NICE that they are able to bike to and from school within a few minutes. NO Car Line!!

My middle schooler attends Brabham and is involved with athletics year-round and is thriving in his academics as well. My younger children all love their teachers and are doing great in elementary, and both schools have an active PTO, tons of parental involvement and involved, communicative teachers.

Willis High School is just a short 1.9 mile drive down FM830. There is Texas-sized school spirit for the Willis Wildkats from Elementary through High School!



There is also a Willis ISD mobile app and individual websites for each school, with contact information, calendar of events, and news updates.



Did You Know?

In Texas, the “Top 10 Percent Law” guarantees Texas students who graduated in the top ten percent of their high school class automatic admission to all state-funded universities? Pretty awesome, right?!

8. How to See Latest Homes for Sale & Current Inventory



Since The Woodlands Hills is a new home community, many homes are not listed on the public MLS and you will not see the full offering of homes for sale on Zillow or other major websites (though some will show up).

To see ALL of the on-market homes available, you can browse the latest homes for sale in The Woodlands Hills [on my website here](#), and be sure to sign up for property alerts there.

If you would like a current list of Builder inventory and coming soon homes, keep an eye on your inbox as I send out updates on those weekly! You can also reach out to me anytime and I will check what is available RIGHT NOW for you :)

👉 [Browse current homes in The Woodlands Hills, Texas](#)

Want to see market stats and reports for The Woodlands Hills? 👉 [Click right here](#) and scroll down to the bottom of the page.

Want More Information on The Woodlands Hills, Texas?

Be sure to visit my website at CandisInTexas.com/TWH and reach out anytime with questions or to go view a home. I'm always happy to chat and help however I can. No strings attached, and I mean that. I'm just a resident here and Realtor® and love sharing and helping about this beautiful community!

CandisInTexas.com/TWH

****Disclosure:** I am not affiliated with The Woodlands Hills or The Howard Hughes Corporation. I am a licensed Texas Realtor® and a resident in The Woodlands Hills who loves to share and help within my community.

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Hi there! My name is Candis Hidalgo, and I am a happy wife, mom of 4, and licensed Texas REALTOR®. I relocated to Texas from California with my family of 6, and what a great decision that was! Now, I specialize in helping families relocate to Texas and making this great state feel like home as soon as possible. I absolutely love what I do!

My fierce devotion to my clients combined with my extensive market and industry knowledge ensures I deliver premium service to every single client - no matter their budget.

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