

SUNTERRA



FIND YOUR *Sol*



# SUNTERRA *Living*

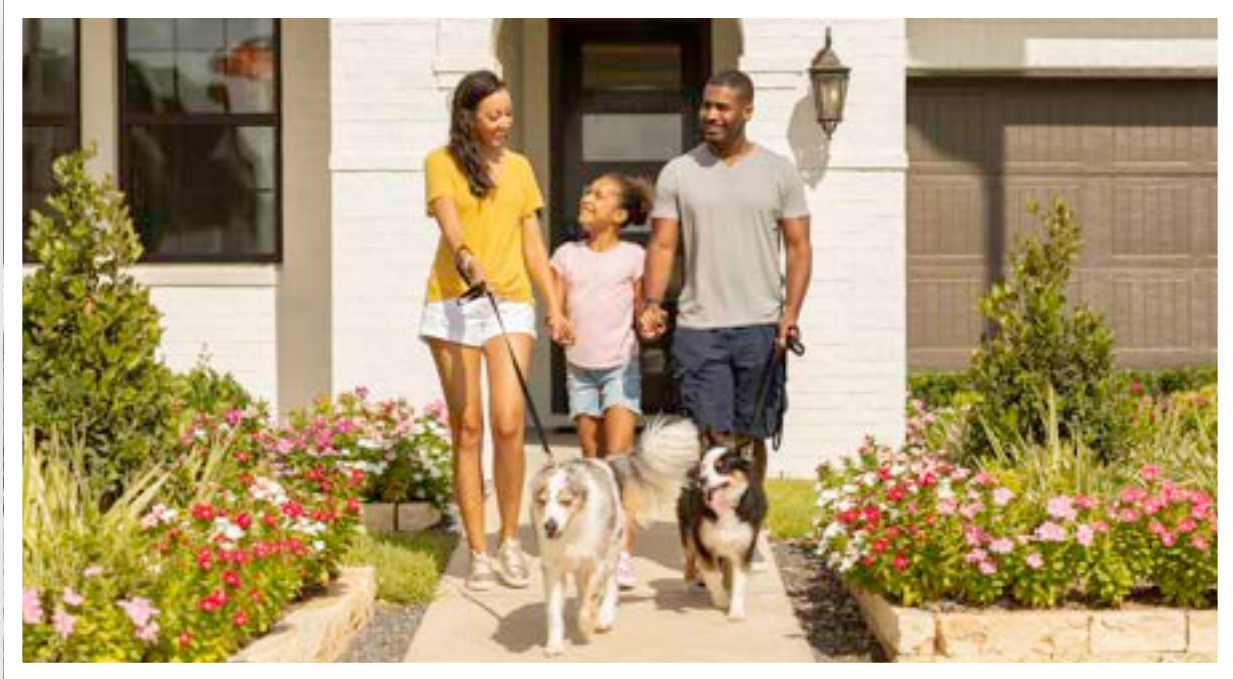
Located just north of Interstate 10 and west of the Grand Parkway, Sunterra will be an oasis of exciting amenities, planned on-site schools, convenient retail and beautiful homes — many with lake views. Residents will be able to enjoy not one, but two amenity complexes — The Sol Club with its crystal clear lagoon and The Retreat, offering a lazy river and much more.

## Master Plan



# ABOUT THE *Developer*

Since its inception in July 2007, Starwood Land has acquired more than 44,000 homesites in over 90 communities in 11 states and has developed and sold more than \$2.5 billion of residential land and homesites.



## *Model Home Parks*



**SOL CLUB:** *Opening 2025!*  
Crystal Lagoon Amenity Village



**THE RETREAT:** *Opening 2024!*  
Lazy River Complex



Future Katy ISD Elementary School Site



Future Commercial Site



Gated Section



GreenBolt Trails



### WELCOME CENTER

Beazer Homes  
Brightland Homes  
CastleRock  
Chesmar Homes  
Colina Homes  
Davidson Homes  
D.R. Horton  
HistoryMaker  
Lennar Homes  
KB Home  
Tricoast Homes  
Westin Homes



Empire  
Hamilton Thomas  
Highland Homes  
HistoryMaker



Adams Homes  
Anglia Homes  
Ashton Woods  
CastleRock  
Colina Homes  
D.R. Horton  
KB Home  
Pulte Homes



Ashton Woods



Brightland Homes



Long Lake Ltd.



Starlight Homes

## *New Rental Homes*



Villas at Sunterra -  
ONM Living



Eden at Sunterra



# THE *Sol Club*

## Crystal Lagoon Coming Soon

The star feature of The Sol Club will be a Crystal Lagoons® amenity where people can walk along white-sand beaches and swim, kayak and paddleboard on turquoise blue waters — it's a tropical vacation that can be yours every day when you live in Sunterra! And surrounding the lagoon will be The Sol Club amenity village offering even more ways to play.





# Sol Club

## LAGOON AMENITY VILLAGE

- |                          |                     |                                 |                         |
|--------------------------|---------------------|---------------------------------|-------------------------|
| <b>A</b> Sports Fields   | <b>D</b> Clubhouse  | <b>G</b> Swim Zone              | <b>J</b> Horseshoe Pits |
| <b>B</b> Event Lawn      | <b>E</b> Boardwalk  | <b>H</b> Pickleball Courts      | <b>K</b> Central Park   |
| <b>C</b> 2.7 Acre Lagoon | <b>F</b> Sand Beach | <b>I</b> Corner Park Playground |                         |



# THE *Retreat* AT SUNTERRA

## Lazy River Coming Soon

Sunterra residents will be able to float their cares away at The Retreat, an amenity complex anchored by a resort-style pool and lazy river. Other features of The Retreat will include a clubhouse, fitness lawn, splashpad, dog park and so much more! Living in Sunterra will give you access to the ultimate staycation headquarters.





THE *Retreat*  
 AMENITY VILLAGE

- A** 1/2 Mile Walking Trail
- B** Splashpad
- C** Playground

- D** Courtyard
- E** Event Lawn
- F** Clubhouse

- G** Fitness Lawn
- H** Lazy River
- I** Tennis Court

- J** Dog Parks
- K** Soccer Field
- L** Resort-Style Pool with Water Slide



# ALL TRAILS LEAD TO A *Vibrant Lifestyle*

Enjoy the benefits of living in a master-planned community in a whole new way. Sunterra's wide variety of amenities will have something for just about every family and the Lifestyle Director has a calendar of events planned every month. From family meet up at Katy Play Station to monthly Happy Hours at top Katy restaurants and everything in between. As the selection of amenities continues to grow, what better way to experience it all than with the 12' wide GreenBolt Trail.

31

## *Sunterra Events*

- + **Sunterra Holiday Sweater Social**
- + **Easter Egg-stravaganza**
- + **Mix & Mingle Happy Hour**
- + **Puppy Power Hour**



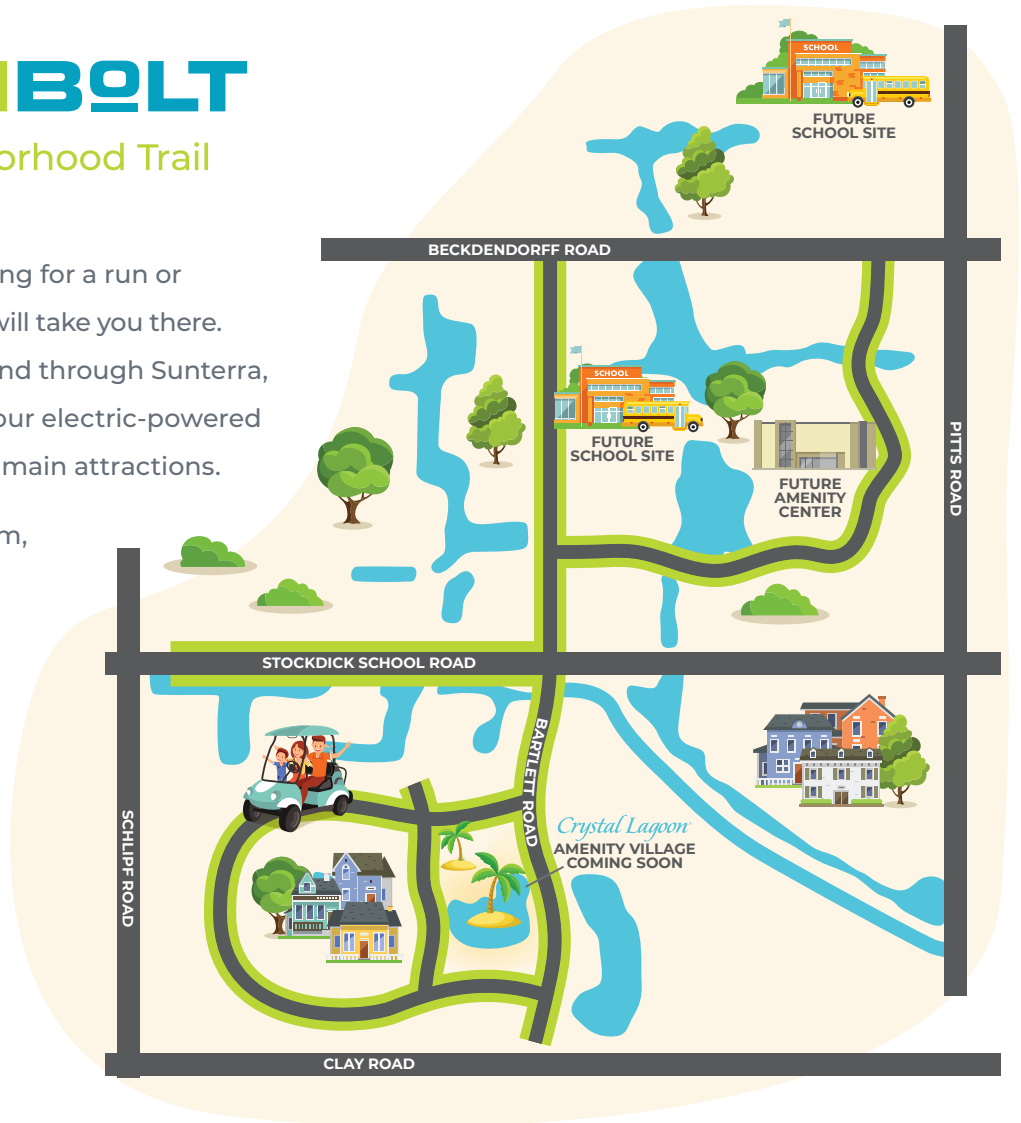


# YOUR PATH TO *Adventure*



Whether it's visiting neighbors, going for a run or bolting to the pool, the GreenBolt® will take you there. The 12-foot wide paved path will wind through Sunterra, allowing you to jog, walk or drive your electric-powered cart or scooter to the community's main attractions.

Visit your neighbors or go for a swim, your path to adventure starts with the GreenBolt.



# *Bright* FUTURES AHEAD

## KATY ISD



### ROBERTSON ELEMENTARY

7400 Innovation Dr.  
Katy, Texas 77493  
**281-234-5900**



### MCELWAIN ELEMENTARY

6631 Greenwood Orchard Dr.  
Katy, Texas 77493  
**281-234-4800**



### HASKETT JUNIOR HIGH

25737 Clay Rd.  
Katy, Texas 77493  
**281-234-3600**



### KATY HIGH SCHOOL

6331 Hwy Boulevard  
Katy, Texas 77494  
**281-237-6700**



### PAETOW HIGH SCHOOL

23111 Stockdick School Rd.  
Katy, Texas 77493  
**281-234-4900**



Sunterra is served by two school districts: the acclaimed Katy ISD and future sections to be zoned to Royal ISD. Each is committed to preparing students for future success by providing personalized learning experiences, experienced teachers and staff, and a culture of mutual respect and leadership opportunities.

## ROYAL ISD



### ROYAL EARLY CHILDHOOD

2300 Durkin Rd.  
Pattison, TX 77423  
**281-934-3147**



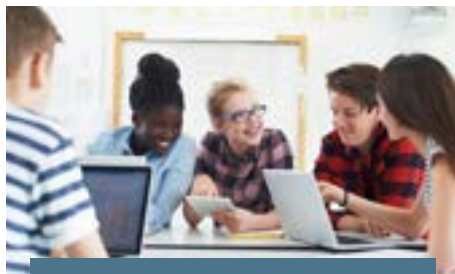
### ROYAL ELEMENTARY

2222 Durkin Rd  
Brookshire, TX 77466  
**281-934-3166**



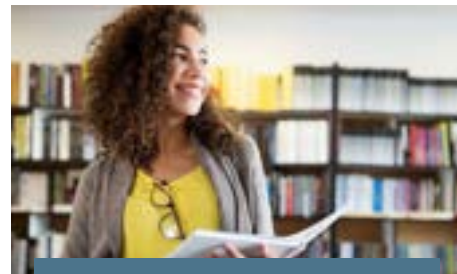
### ROYAL STEM ACADEMY

2500 Durkin Rd.  
Brookshire, TX 77423  
**281-934-3181**



### ROYAL JUNIOR HIGH

2520 Durkin Rd.  
Brookshire, TX 77423  
**281-934-2241**



### ROYAL HIGH SCHOOL

34499 Royal Rd.  
Brookshire, TX 77423  
**281-934-2215**



# OUR FAMILY OF *Builders*

With over 20 homebuilders, Sunterra is sure to have a floor plan (or several!) that will check off all the boxes of must-haves for your new home! Beautifully decorated model homes are open seven days a week, making it easy to visit. What won't be so easy? Deciding between our amazing, award-winning builders!







Adams Homes • Anglia Homes • Ashton Woods • Beazer Homes  
Brightland Homes • CastleRock Communities • Chesmar Homes  
Colina Homes • Davidson Homes • D.R. Horton • Empire  
Hamilton Thomas Homes • Highland Homes • HistoryMaker Homes  
KB Home • Lennar Homes • Long Lake Ltd. • Pulte Homes • Starlight Homes  
Tricoast Homes • Westin Homes • Villas at Sunterra an ONM Living Community  
Eden at Sunterra New Rental Homes



# IT'S ALL ABOUT *Location*



## KATY ISD

- A Robertson Elementary
- B McElwain Elementary
- C Haskett Junior High
- D Katy High School
- E Paetow High School

## ROYAL ISD

- F Royal Early Childhood
- G Royal Elementary
- H Royal STEM Academy
- I Royal Junior High
- J Royal High School

## DAYCARES

- 1 Kids 'R' Kids Learning Academy
- 2 The Goddard School of Katy

## COLLEGES & UNIVERSITIES

- 3 University of Houston-Victoria
- 4 Houston Community College
- 5 Lone Star College - Cypress Center

## GROCERY

- 6 H-E-B
- 7 Kroger
- 8 Costco

## ENTERTAINMENT

- 9 Typhoon Texas
- 10 Main Event Katy
- 11 Times Square Entertainment (Bowling)

## PARKS

- 14 Katy Play Station
- 15 Mason Creek South Hike & Bike Trail
- 16 Mary Jo Peckham Park
- 17 Katy Dog Park

## HOME IMPROVEMENT

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

## HOSPITALS

- 20 Houston Methodist West Hospital
- 21 Texas Children's Hospital West Campus
- 22 Memorial Hermann Katy Hospital

## FOOD & DRINK

- 23 Harris County Smokehouse
- 24 Starbucks
- 25 Chick-fil-a
- 26 MKT Distillery
- 27 Whiskey Cake

## SHOPPING & MORE

- 28 Katy Mills Mall
- 29 Buc-ee's
- 30 Target
- 31 LaCenterra at Cinco Ranch Shopping Center

## MUSEUMS

- 12 Katy Heritage Museum
- 13 MKT Railroad Museum



# The future is here, and it's fiber.



Create a luxurious lifestyle enjoying the convenience of amazing technology.



Staying connected is essential. Our community recognizes the importance of access to superior technology and a service provider you can trust. *We are proud to affiliate with Hotwire Communications* as our trusted technology partner for your Internet, Television and Home Phone service needs.

## Fision Fiber Optics By Hotwire Communications



**Fision Internet** — Your technology amenity's package includes 500Mbps/ 500Mbps Fision Internet and WiFi service - with unlimited usage.



**Fision TV+** — Fision TV+ makes it easier than ever to find, watch and enjoy your favorite shows, movies and videos — live, recorded, on demand and streaming — all in one place, giving you the most value from your television and streaming subscriptions.



**Fision Voice** — Reliable home telephone service with unlimited local and long distance calling to anywhere in the contiguous United States & Canada.

## Your Community Included Technology Service

### Cable and satellite simply cannot compete.

- Upon move-in, your new home will be equipped with 100% fiber optic technology and will have Internet service ready to be activated!
- Your Internet service will be billed annually through your HOA. Additional products and services are available for upgrade and will be directly billed to you.
- You will have a dedicated Concierge Account Team to assist you every step of the way.
- Ask about our special promotional offers available to you.



Hotwire Communications is an industry leader in providing multi-Gigabit connectivity and streaming video solutions to communities like ours. For over a decade, Hotwire Communications has been at the forefront of the Gigabit revolution, designing, installing and operating fiber-optic networks and delivering Gigabit speeds since 2014 and 10 Gbps connectivity to communities since 2016.

Contact your Concierge Account Manager Today  
Call 833-354-2289 | [sunterra@hotwirecommunication.com](mailto:sunterra@hotwirecommunication.com)



# SUNTERRA

*New Homes* \$300s-\$800s

[SunterraTX.com](http://SunterraTX.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. 4/24

