

Special Section > [Real Estate Showcase - 07/27/08](#) > [Page 1](#) > Barton Woods subdivision to offer variety of home

Barton Woods subdivision to offer variety of home sites

By T. L. Hamilton
Courier Staff

BARTON WOODS SUBDIVISION

Total lots planned: 300 **Acres:** 200

Outdoors: Carl Barton Jr. Park with specially designed lighted hike and bike trails and walkways; Barton Woods amenity center with lap pool and kid's spray area covered from the sun.

Builders: Wall Homes, plus others to be determined. **Price range:** from the \$160,000s to the \$500,000s **Water and sewer:** city of Conroe

Electric company: Entergy **For more information:** Call (972) 479-0697.

The building at Barton Woods subdivision will soon commence. Next month the pre-sales trailer will be in place, and after that a model home park and amenity center will start going up, said Chas Fitzgerald, president of Wilbow Corporation, the subdivision's developer.

The subdivision will eventually include 300 home sites on 200 acres off South Loop 336 near FM 1314 in Conroe.

"When the first phase is completed probably at the end of August or the beginning of September, we'll have three different villages," Fitzgerald said.

Each village will offer a different lot size. The three sizes are a minimum of 7,500 square feet, 10,000 square feet or a half-acre.

The subdivision's debut builder will be Wall Homes, and Wilbow is considering additional builders now.

For the first phase, the homes are expected to cost between the \$160,000s to the \$200,000s. Later on, when the acreage lots are developed, those homes will cost between the \$200,000s to the mid \$500,000s.

Fitzgerald said the designs should include a number of large, one-story designs and include 3-car garages.

"If someone has a boat and wants to be on Lake Conroe on the weekend this is great place to live," Fitzgerald said.

"You can have a short commute to the lake on weekends and an easy commute to work during the week. It's an ideal mix between recreation and work commuting."

Some of the things Wilbow has done to stand out from similar communities is save natural trees in the area, and invest in underground wiring.

See BARTON, Page 2C

Special Section > [Real Estate Showcase - 07/27/08](#) > [Page 2](#) > BARTON

BARTON

Continued from Page 1

“There’s no utility wiring in the back yards so we have a good native tree buffer in the back yards of all the homesites,” Fitzgerald said.

“We tried to keep trees in front yards and designed the subdivision so there’s a lot of meandering streets and divided streets to slow down traffic.”

Fitzgerald said he thinks that will help make it appealing for parents.

Mark Meyer is the subdivision’s principal designer with TBG.

“We wanted to add diversity of lots in the development but also be sensitive to the existing ecology and leave as many trees as possible on site,” he said.

The subdivision amenity center will look like a plantation home, with a colonnade –a porch with columns –on both front and back elevations.

The center will have a rest-room and pavilion as well as a large lap pool and kid’s spray area covered from the sun, said subdivision designer Mark Meyer of TBG.

Barton Woods’ largest outdoor attraction is Carl Barton Jr. Park, which abuts the subdivision.

“TBG landscaped and designed a meandering trail into the park,” Fitzgerald said.

“We’ll have lighting and parks along the route. So at one end of the trail will be the park and the other end will be our amenities center.”

Fitzgerald said children who live at the subdivision will attend Conroe Independent School District schools, and the district recently purchased a tract of land just east of the subdivision for a new elementary school.

Wilbow has been in business for more than 30 years, and is a privately held property development company based in Melbourne, Australia. The company has been in North Texas for more than 20 years with eight active communities in the Dallas and Fort Worth areas, Fitzgerald said.

“This is our first Houston-area project,” he said.

“We’ve been studying Houston for several years and we’re particularly drawn to Montgomery County as our first project.”

Fitzgerald said that’s because of the quality of life, growth rate, good schools and good regional access in the county.

“The fact that Conroe is a real government center, has history and has colleges, and is not simply a bedroom community was really attractive to us,” he said.

For information on home sales, call (972) 479-0697.