



life beyond the

HORIZON



SUNTERRA LAKES

New Homes \$300s-\$600s

A STARWOOD LAND COMMUNITY

tucked
away

LIVING

Sunterra Lakes seamlessly blends a tucked away lifestyle and convenience. Just minutes from the heart of Katy, Texas, this 1,463-acre community offers diverse home designs, resort-style amenities, thriving schools, and easy access to shopping, dining, and work via the Grand Parkway— *it's a peaceful retreat, yet still minutes from it all.*

MASTERPLAN



MODEL HOME VILLAGE

- Ashton Woods
- Lennar
- Century Communities
- Long Lake Ltd.
- CastleRock Communities
- Starlight Homes
- D.R. Horton



THE HORIZON AMENITY VILLAGE



PHASE 2 FUTURE AMENITY VILLAGE



A Developer with a Vision

Since its inception in July 2007, Starwood Land has **sold more than 50,000 homesites in over 100 communities across 11 states, generating almost \$4 billion in residential land revenues.** Partnering with Starwood Capital Group — one of the world's premier real estate investment firms — Starwood Land has invested more than **\$1.8 billion in superior residential communities throughout the United States.**

In 2025, Starwood Land acquired **11 master-planned communities comprising more than 16,000 homesites and 600 acres of commercial property in three of the top 10 largest U.S. new home markets: Dallas, Houston, and Austin.** Also in 2025, for the third consecutive year, **Starwood Land's Sunterra community in Houston is the #1 selling community in Texas.**

OUR FAMILY *of builders*



joyful

MEMORIES

start here

Sunterra Lakes is a place where you will find happiness in the things that make life vibrant and exciting, a place where neighbors of all ages can mix and mingle at the year-around activities planned by our dedicated Lifestyle Director!



So Many Ways to Connect

- MEET-UPS AT LOCAL SPOTS
- EGG-STRAVAGANZA
- HOLIDAY-THEMED EVENTS
- RESIDENT HAPPY HOURS
- SUMMER FUN
- TEEN-THEMED EVENTS
- FALL FUN FESTIVITIES
- WINTER HOLIDAY FESTIVITIES





ADVENTURE

awaits

Sunterra Lakes brings adventure to your doorstep every day. With cool-down zones to relax on sunny days and beautiful spaces for family and friend gatherings, the excitement is right outside your door.

Take a peek at the incredible amenities residents will soon have access to!



- | | | | |
|----------------------------|--------------------------------|----------------------------------|-----------------------------------|
| A WALKING PATHS | E SHADE STRUCTURES | I HORSESHOES & OPEN SPACE | M WALL BALL |
| B WIFFLE BALL FIELD | F SHADED PLAYGROUND | J EVENT LAWN | N SHADED FITNESS COURSE |
| C 1/4 MILE TRACK | G SPLASH PAD WITH SHADE | K PAVILION | O FOOD TRUCK PARKING |
| D OPEN GREEN SPACE | H VOLLEYBALL COURT | L BASKETBALL COURT | P SHADED PICKLEBALL COURTS |

Amenity access, features, and availability within Sunterra Lakes and Sunterra are subject to change without notice and should not be considered final, guaranteed, or binding. The developer reserves the right to modify, relocate, substitute, or discontinue any amenity at its sole discretion. Any descriptions, illustrations, or references to amenities are for marketing and informational purposes only and do not create any rights or obligations. Access to certain amenities within Sunterra Lakes or any other Starwood Land development may be limited, terminated, require membership, or be restricted based on future community policies or agreements. 9/25.



where kids **THRIVE**

Children attend thriving Royal ISD schools that are dedicated to providing a high-quality education, fostering academic excellence, personal growth, and community involvement for its students.

- ROYAL EARLY CHILDHOOD CENTER
- ROYAL ELEMENTARY SCHOOL
- ROYAL STEM ACADEMY
- ROYAL JUNIOR HIGH
- ROYAL HIGH SCHOOL



SUNTERRA
LAKES



ROYAL ISD
Campus Zoning

Your Community's Provider For Your Home Entertainment Needs

fision
Fiber Optics by Hotwire



Your Community Included Internet Service

- ✓ Upon move-in, your new home is connected to **100% fiber-optic technology**
- ✓ Fision Internet service is connected and **ready at move-in***
- ✓ Internet service is paid through the HOA
- ✓ Additional products and services available for upgrade and billed directly
- ✓ Dedicated Fision Team to assist every step of the way

Fision Products & Services for Your New Home

Fision Internet INCLUDED

500 Mbps symmetrical Internet and an advanced Wi-Fi router - with no data caps!*

Fision MaxFi

Complete wall-to-wall Wi-Fi coverage experience throughout your home*

Fision TV+

Find, watch and enjoy your favorite shows, movies and videos—live, recorded, on demand and streaming, all in one place!

Fision Voice

Reliable home telephone service with unlimited local and long distance calling to anywhere in the United States & Canada

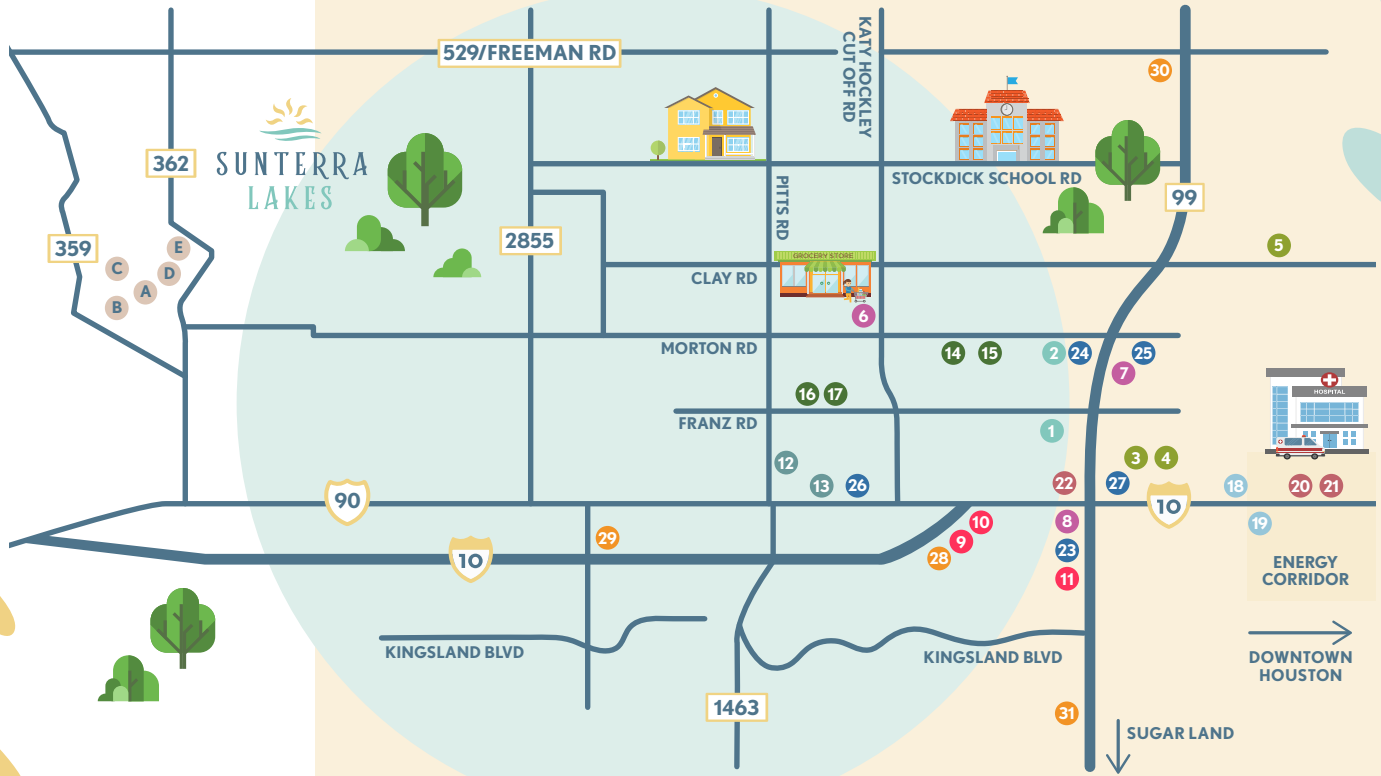
Upon closing of your new home, call to connect to your included Wi-Fi:
833.354.2289

Hotwire
COMMUNICATIONS

*Internet service available for residential use only. Actual speeds and performance of Internet service and Wi-Fi speed will vary due to a variety of factors. Internet speed upgrades available upon request. Internet speed upgrades may require additional equipment and are subject to additional service, equipment, and installation fees. MaxFi is designed to provide coverage in the weatherproof and habitable portions of the home. MaxFi is a service mark of Hotwire Communications, Ltd. Hotwire Communications and Fision are registered trademarks of Hotwire Communications, Ltd. © 2024 Hotwire Communications, Ltd. All rights reserved.

life beyond the

HORIZON



- A Royal Early Childhood
- B Royal Elementary
- C Royal STEM Academy
- D Royal Junior High
- E 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

- 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

- 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

- 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

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SUNTERRALAKESTX.COM



*Information contained herein is subject to change, correction, errors and omissions. Amenities Grand Opening date is subject to change without notice. 09/25

