



WINFREY ESTATES

55+ ACTIVE ADULT COMMUNITY

Jalycia Golden

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winfreyestates.roc-homes.com

LIVE WELL EVERY DAY



Why Winfrey Estates?

Winfrey Estates is the only 55+ active adult community in Tomball built by ROC Homes, and that distinction matters.

Every home here was designed from the ground up for this stage of life: **single-story layouts, private courtyards, luxury finishes, and construction quality backed by a ROC Homes warranty.**

The centerpiece of community life is a 2,700 sq ft private clubhouse, fully appointed with a **fitness center, heated pool, pickleball and bocce ball courts, a craft room, gaming room, reading room, and a catering kitchen built for entertaining.**

You'll find neighbors who actually know your name— people in the same season of life, with the same interest in keeping it full. Whether you're downsizing, simplifying, or just finally building the life you've been planning, **Winfrey Estates was built with you in mind.**



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The Difference is in the Details

Other communities talk about low-maintenance living. At Winfrey Estates, it's built into everything: the homes, the HOA services, the amenities, and the neighbors who share your priorities. That's not a tagline. It's a decision ROC Homes made at every step of the design process, and you'll feel it the moment you walk through the door.

HOMES DESIGNED FOR REAL LIVING

- Single-story floor plans built specifically for 55+ lifestyles — not adapted from family homes
- Private courtyards that extend your living space outdoors without the yard work
- Optional bonus suite ideal for guests, grandkids, or a home office

LOW-MAINTENANCE LIVING & ACTIVE AMENITIES

- Lock-and-leave convenience — travel freely without worrying about your home
- Pickleball, swimming, bocce ball, and more — all just steps from your front door
- A 2,700 sq ft private clubhouse with fitness center, craft room, gaming room, and catering kitchen

A COMMUNITY OF NEIGHBORS

- A smaller, thoughtfully planned community where people know each other by name
- Neighbors in the same season of life, with shared interests in travel, wellness, and staying active
- A quieter, more relaxed environment where you can finally slow down without giving up lifestyle



The Community

Located just northwest of Houston, Tomball blends small-town charm with modern convenience, making it one of the most desirable places to call home in the Greater Houston area.

Today, Tomball is known for its vibrant and walkable historic downtown, where local shops, restaurants, and year-round events create a welcoming, connected atmosphere. Residents enjoy favorites like the Tomball Farmers Market, seasonal festivals, and live music that bring the community together.

Outdoor enthusiasts have access to beautiful green spaces, including Spring Creek Park and nearby nature trails, perfect for walking, biking, and enjoying the Texas weather. Golf courses, fitness centers, and recreation options are all just minutes away.

Tomball also offers convenient access to major highways, making it easy to reach top employment centers, healthcare facilities, and shopping destinations throughout the Houston area. Despite its growth, the city has maintained a relaxed pace and friendly feel that sets it apart.

Rooted in a rich history as a railroad town, Tomball has evolved into a thriving, well-rounded community, offering the perfect balance of connection, convenience, and character.



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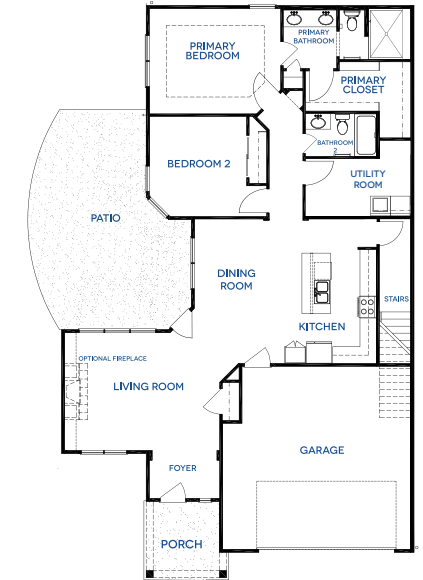
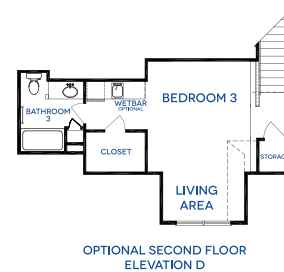
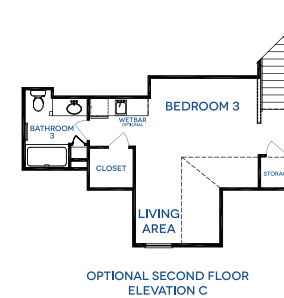
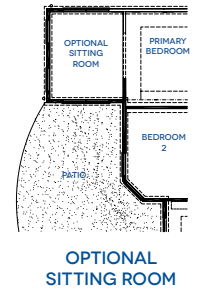
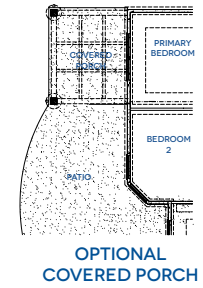
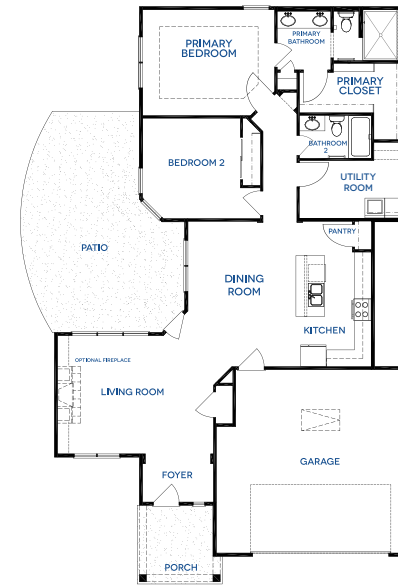
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Palazzo

Starting from \$385,000

1,519-2,034 sq ft | 2-3 bed | 2-3 bath | Courtyard

Right-sized living with room for everything that matters. The Palazzo is the most approachable of our three plans: single-story, easy to move through, and thoughtfully laid out so no square footage goes to waste. A private courtyard extends your living space outdoors without adding yard work.



With Optional Second-Floor Bonus Suite

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Portico

Starting from \$415,000

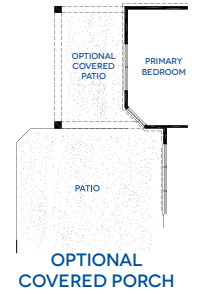
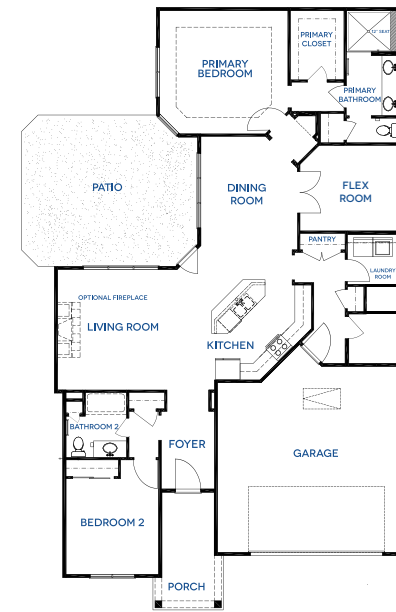
1,776-2,468 sq ft | 2-3 bed | 2-3 bath | Flex room | Courtyard

More space, more flexibility, same low-maintenance lifestyle.

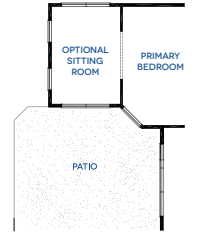
The Portico adds a dedicated flex room (ideal as a home office, hobby space, or guest suite), and a private courtyard that brings the outdoors in. It's a plan that adapts to how you actually live.



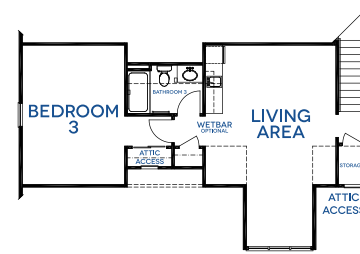
Elevation E



OPTIONAL COVERED PORCH



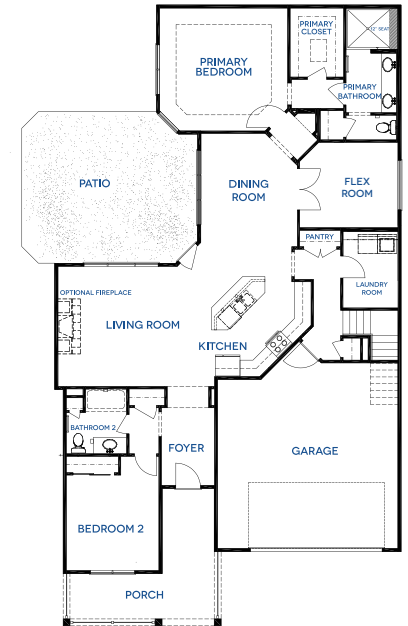
OPTIONAL SITTING ROOM



OPTIONAL SECOND FLOOR ELEVATION C



OPTIONAL SECOND FLOOR ELEVATION D



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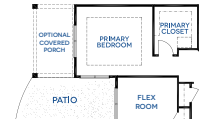
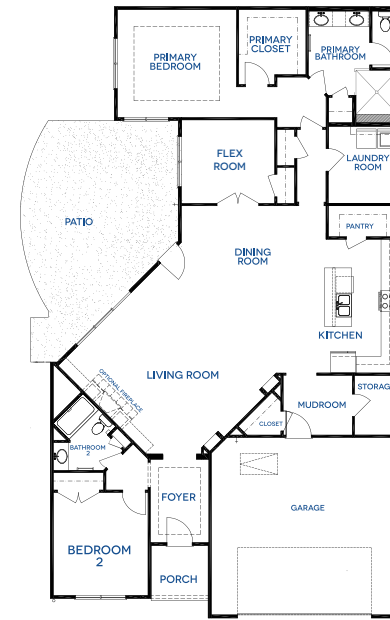
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Promenade III

Starting from \$445,000

2,053-2,826 sq ft | 2-3 bed | 2-3 bath | Flex room | Courtyard

The most spacious plan at Winfrey Estates, and every square foot earns its place. The Promenade III offers generous living areas, a dedicated flex room, a mudroom, pantry, and a courtyard that makes outdoor living effortless. For buyers who want room to spread out without sacrificing the low-maintenance lifestyle they came here for.



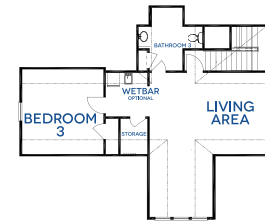
OPTIONAL COVERED PORCH



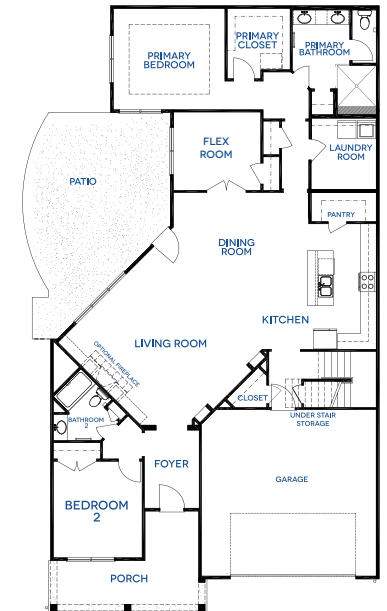
OPTIONAL SITTING ROOM



OPTIONAL SECOND FLOOR ELEVATION C



OPTIONAL SECOND FLOOR ELEVATION D



With Optional Second-Floor Bonus Suite

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Your Next Chapter Starts Here

The best way to experience Winfrey Estates is in person. Tour the model home, explore the clubhouse, and see why so many 55+ buyers in the Houston area are choosing Tomball's only 55+ active adult community.

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1326 Hidden Oaks Dr. Tomball, TX 77375

Model Home Hours: Mon - Sat: 10 am - 5 pm | Sun: 12 pm - 5 pm

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