



\$789,900.00

## 109 CANVAS BACK DR, MONTGOMERY, TX 77316, USA

<https://test.houston-re.com>



Rare waterfront home in Woodforest! Backing to Christine Allen Nature Preserve, this 4 bed/4.5 bath/3 car garage Gracepoint built home is perfect for entertaining. Primary bedroom, guest suite, study, and dining room with bar located downstairs. Primary closet is adjacent to the laundry and mud room for easy access. Upstairs has 2 bedrooms with en [...]

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### Rooms & Units Description



**Property title:** 109 Canvas Back Montgomery Texas 77316

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Guest Suite,Home Office/Study,Living Area - 2nd Floor,Utility Room in House

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Planned Community:** Woodforest Development

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

**Room Count:** 11

**Beds Max:** 4

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 50

**Original List Price:** 849000.00

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## Property Details

**Parcel Number:** 9652-46-02800

**Style:** Traditional

**Builder Name:** Gracepoint Homes

**Acres:** 0.2201

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Greenbelt,In Golf Course Community,Subdivision Lot,Water View,Waterfront

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 183.91

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

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## Property Features



<b>Exterior:</b> Back Green Space,Back Yard Fenced,Covered Patio/Deck,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court	<b>Interior:</b> Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage,Oversized Garage,Tandem	<b>No Of Garage Cap:</b> 3
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Pool Area:</b> 1	<b>Pool Private:</b> 1, Gunite,Heated,In Ground
<b>Fireplace Description:</b> Freestanding,Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Cellulose,North/South Exposure	<b>Kitchen Desc:</b> Breakfast Bar,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry
<b>Oven Type:</b> Double Oven,Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Water District	<b>Countertops:</b> Granite
<b>Microwave:</b> 1	<b>Golf Course:</b> Woodforest Golf Club at Fish Creek
<b>Siding:</b> Brick,Cement Board	<b>Water Amenity:</b> Lake View,Lakefront, Lake View,Lakefront

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## Fees & Taxes

<b>Tax Rate:</b> 2.51	<b>Tax Amount:</b> 14113
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Grounds,Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer and/or resale cert	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 350	

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## Basics

<b>Baths Full:</b> 4	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	<b>Price Change Timestamp:</b> 2023-07-12T13:33:21.847



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## Location Details

**Area:** 39  
**School District:** 37 - Montgomery  
  
**School Elementary:** LONE STAR  
ELEMENTARY SCHOOL  
(MONTGOMERY)  
  
**School High:** LAKE CREEK HIGH  
SCHOOL  
  
**Geo Market Area:** Conroe  
Southwest  
  
**Zip:** 77316

**County Or Parish:** Montgomery  
  
**Directions:** I-45N to FM 1488. West on FM 1488. Right on Honea Egypt/Sendera Ranch. Go 1 mile, stay right-it turns into Fish Creek. Cross Fish Creek Bridge. Right on Woodforest Pkwy South. Turn right on Sanderling Lane. Turn right on Canvas Back. Home on left.  
  
**School Middle:** OAK HILL JUNIOR HIGH SCHOOL  
  
**Subdivision:** Woodforest  
  
**State:** Texas  
  
**City:** Montgomery

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## Miscellaneous

**Annual Maint Desc:** Mandatory  
**Realist Block:** Deed Restrictions  
  
**Disclosures:** Mud,Other  
Disclosures,Sellers Disclosure  
  
**Exemptions:** Homestead  
  
**Range Type:** Gas Cooktop  
  
**Legal Subdivision:** WOODFOREST

**Master Planned Community YN:** 1  
  
**Connections:** Electric Dryer Connections,Gas Dryer  
Connections,Washer Connections  
  
**Disposal:** 1  
  
**Finance Available:** Cash Sale,Conventional,FHA,VA  
  
**Legal:** S965246 - WOODFOREST 46, BLOCK 1, LOT  
28  
  
**DOM:** 102

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## Courtesy of

**List Office Name:** Coldwell Banker Realty

