$789,900.00

109 CANVAS BACK DR, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.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 […]

Rooms & Units Description

Property title: 109 Canvas Back Montgomery Texas 77316

Room Count: 11

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

Beds Max: 4

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

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

Master Planned Community: Woodforest Development

Photo Count: 50

HOA Mandatory: 1

Original List Price: 849000.00

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

Property Details

Parcel Number: 9652-46-02800

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

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Gracepoint Homes

Price Sq Ft List: 183.91

Acres: 0.2201

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Green Space,Back Yard Fenced,Covered Patio/Deck,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage,Tandem

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Pool Private: 1, Gunite,Heated,In Ground

Fireplace Description: Freestanding,Gaslog Fireplace

Fireplaces Number: 1

Energy: 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

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

Oven Type: Double Oven,Gas Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Golf Course: Woodforest Golf Club at Fish Creek

Siding: Brick,Cement Board

Water Amenity: Lake View,Lakefront, Lake View,Lakefront

Fees & Taxes

Tax Rate: 2.51

Tax Amount: 14113

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities

Other Mandatory Fee: Transfer and/or resale cert

Fee Other: 1

Fee Other Amount: 350

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-12T13:33:21.847

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - 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 Elementary: LONE STAR ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: Woodforest

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77316

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: Mud,Other Disclosures,Sellers Disclosure

Disposal: 1

Exemptions: Homestead

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: S965246 - WOODFOREST 46, BLOCK 1, LOT 28

Legal Subdivision: WOODFOREST

DOM: 102

Courtesy of

List Office Name: Coldwell Banker Realty