



Single-Family Active
 ML#: 71137604 List Price: \$579,900
 Address: [35 Villa Canyon Place](#) Orig Price: \$579,900
 Area: 15 LP/SF: \$139.84
 Tax Acc #: 9715-18-12400 DOM: 17
 City/Location: The Woodlands State: Texas
 County: Montgomery Zip Code: 77382 - 2504
 Market Area: The Woodlands Key Map: 250A
 Subdivision: Wdlns Village Indian Sprg Country: United States
 18
 Lot Size: 17,439 / Appr Dist Section #: 18
 Master Planned: Yes/The Woodlands SqFt: 4,147 / Appr Dist
 Legal Desc: WDLNDS VIL INDIAN SPRG Year Built: 2000 / Appr Dist
 18, BLOCK 2, LOT 26
 Lease Also: No

Listing Firm: **RE/MAX The Woodlands & Spring**
 Directions: **From I-45 head west on Woodlands Pkwy. Turn left on Forestgate, right on Flintridge, right on Hazelcrest, right on Mirror Ridge and left on Villa Canyon. Home will be at the end of the cul-de-sac.**

School Information

School District: [11 - Conroe](#) Elem: [GALATAS ELEMENTARY SCHOOL](#)
 Middle: [MCCULLOUGH JUNIOR HIGH SCHOOL](#) High: [THE WOODLANDS HIGH SCHOOL](#)

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **4/5**
 Type: **Free Standing** Access: Baths F/H: **3/1**
 New Construction: **No** Appx Complete: Builder Nm: **Weekley**
 Lot Dim: Acres: **.4**
 Front Door Faces: **North** Garage: **3/Detached Garage**
 Gar/Car: **Double-Wide Driveway** Carport:

Public Remarks:

This is the home you have been dreaming of! Located on a huge lot at the end of the cul-de-sac with "that" extra large front porch everyone notices, and with all the rooms you want! The owners have enjoyed countless times on this front porch, after a work out, watching the kids play and visiting with the neighbors. Yet, it can be a private get away too! Step inside to the beautiful staircase, large dining room that is perfect for entertaining, kitchen open to family room, and a sun room that serves multiple purposes....your chose! Kitchen has island, Silestone counters & recent appliances. Master bath updated with new tile, granite, fixtures and frameless shower. Secondary baths with granite counters. Backyard with deck and low maintenance landscaping & is a blank slate for those wishing to add a pool. Such a convenient location within walking distance to neighborhood park with pool, courts, HEB, Trader Joe's, Ace Hardware & Starbucks & only 10 minutes to Town Center! Zoned to TWHS!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Dining Room	13 x 12	1st	Family	21 x 16	1st
Kitchen	17 x 10	1st	Breakfast	9 x 11	1st
Study/Library	13 x 13	1st	Game Room	19 x 15	2nd
Mstr Bedroom	15 x 18	1st	Mstr Bath	12 x 12	1st
Bedroom	12 x 12	2nd	Bedroom	10 x 14	2nd
Bedroom	13 x 14	2nd	Sunroom	11 x 20	1st
Extra Room	8 x 11	2nd	Utility	5 x 8	1st
Extra Room	9 x 16	2nd			

Bathroom Desc: **Double Sinks, Half Bath, Hollywood Bath, Master Bath + Separate Shower, Master w/Tub, Vanity Area, Whirlpool/Jetted Tub**
 Bedroom Desc: **En-Suite Bath, Master Bed - 1st Floor, Sitting Area, Split Plan, Walk-In Closet**
 Room Desc: **Breakfast Room, Family Room, Formal Dining, Gameroom Up, Living Area - 1st Floor, Living Area - 2nd Floor, Study/Library, Sun Room, Utility Room in House**
 Kitchen Desc: **Breakfast Bar, Island w/ Cooktop, Kitchen open to Family Room, Pantry, Under Cabinet Lighting, Walk-in Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **No** Disposal: **Yes**
 Fireplace: **1/Gaslog Fireplace** Utility Dist: **Yes** Sep Ice Mkr: **No**
 Connect: **Electric Dryer Connections, Washer Connections** Range: **Gas Cooktop**
 Energy: **Attic Vents, Ceiling Fans, Digital Program Thermostat, Insulated/Low-E windows, North/South Exposure, Radiant Attic Barrier** Flooring: **Carpet, Engineered Wood, Tile**
 Oven: **Electric Oven, Single Oven** Foundation: **Slab**
 Green/Energy Cert: Countertops:
 Roof: **Composition** Pvt Pool: **No**
 Interior: **2 Staircases, Crown Molding,** Area Pool: **Yes**

**Drapes/Curtains/Window Cover,
Fire/Smoke Alarm, Formal Entry/Foyer,
High Ceiling, Wired for Sound**

Exterior Constr: **Brick Veneer, Cement Board** Waterfront Feat:
Exterior: **Back Yard, Back Yard Fenced, Patio/Deck, Water/Sewer::** **Water District**
**Porch, Side Yard, Sprinkler System,
Subdivision Tennis Court**

Lot Description: **Cul-De-Sac, Wooded** Cool: **Central Electric, Zoned**
Heat: **Central Gas, Zoned** Golf Course Nm: **Woodlands CC - Palmer Course**
St Surf: **Concrete, Curbs** Exclusions: **See List**
Restrictions: **Deed Restrictions, Restricted** Disclosures: **Mud, Sellers Disclosure**

MgmtCo./HOA Name: **No**

Financial Information

Finance Considered: **Cash Sale, Conventional**
Other Mand Fee: **Yes/\$150/Transfer Fee**
Taxes w/o Exempt: **\$11,951/2019**

Maintenance Fee: **No**
Tax Rate: **2.3067**



Welcome to 31 Villa Canyon Place located in the Village of Indian Springs, on a fabulous cul-de-sac lot and incredible neighbors! Click on the home address to access walk-thru video tour of home.



Enjoy morning coffee, afternoon tea or refreshing drink on this huge front covered porch! You might ask, can I get the house with the porch? Of course! And, wait until you step inside!



We want to give you a glimpse of this huge backyard! And, low maintenance! Enjoy the great outdoors on this deck as you watch the birds and other habitat!



Great yard to kick a ball, play tag or create your own entertainment...this is the yard everyone is looking for!



Once inside the home, you will notice the family room with the windows offering views of the backyard paradise. The fireplace is perfect for when we have cooler weather.



Notice that the kitchen is open to the family room making it perfect for everyone to join in the fun!



And look at this kitchen! Room for storing all kinds of goodies, Sur La Table, here I come! From here we can see the doorway to the dining room and the closed door goes to the utility room, very convenient.



Beautifully stained maple cabinets, recent appliances including gas cooking, and notice the sun room through the brick archway. Also, the door to the walk in pantry is visible, just to the side and past the refrigerator.



The Silestone counters are easy to maintain! Notice the back stairs past the breakfast room.



The large window allows the outdoor inside, making every casual dining experience pleasant.



Let your imagination go....this sun room has much to offer! Other than a casual sitting area, it can be a place for the kids to work on projects, play room, home office, or more! And, the door leads to the fabulous front porch!



This master bedroom is spacious and has a double trayed ceiling which allows a 10 foot ceiling. There are more windows to the back for all that natural light!



Another view of the master bedroom. The entire interior of the home was just painted this great neutral color.



Love the master bath updates! With the recent shower including a frameless enclosure, granite counters and fixtures. Cannot wait for a bath in this tub to relax and take away the troubles of the day...



This view allows you to see the other vanity and more windows for the natural light!



The dining room is the perfect size to fit a large table or having a small dinner party....and all the while, seeing out to the front porch and front gardens.



The wood floors add warmth to the room.



Across the foyer from the dining room is this study, more windows to the front gardens, no one can come or go to the home without your knowing it!



There are built ins in the study waiting for your favorite books.



Freshly painted interior is evident in this picture!



Once upstairs you will notice this large game room! The sellers had 3 wonderful children grow up in this room, and as you can see, they have flown the nest, and the sellers are now downsizing!



This study area is located off of the game room, with lots of views to the outdoors through these windows. Bring me back to reality should I start to day dream as I gaze out the windows! The back stairs are just to the left.



This is one of 3 bedrooms upstairs. This room has windows to the front of the home, and there is a bath just outside the door.



This is the bath for the previous bedroom. What pretty granite counters!



This is the second bedroom upstairs, with a large window to the side of the home. This bedroom shares a Hollywood bath with the next bedroom.



This is the third bedroom upstairs with windows to the front of the home. This is the other bedroom sharing the Hollywood bath. All bedrooms upstairs have 9 foot ceilings.



This is one side of the Hollywood bath....both have more of the pretty granite counters!



This bonus room upstairs is another flexible space in the home! Could use for a 4th bedroom up by adding a closet, put of black out curtains and have a media room, a craft room, exercise room....



So pretty when you enter the home, and so light and bright! Don't forget, there is new interior paint and the roof is just a few years old!



This foyer will greet all your guests. Very impressive with the 20 foot ceiling!



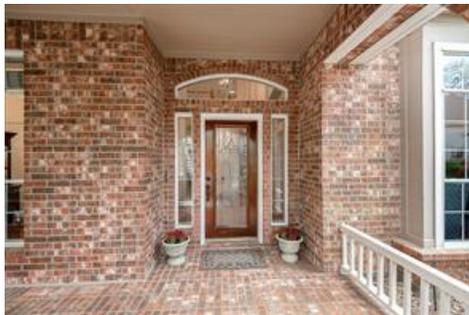
I have found my spot to relax in the backyard....invite your friends over and through hamburgers on the grill. Seller has added the spray on radiant attic barrier on the underside of roof deck.



So much green space! With trees for shade in the summer months!



Another view of the backyard, looking towards the garage....can you say private!



Invite your friends and family, they will love the front entry!



This porch is so spacious! Make memories here, as you enjoy the neighborhood!



With this long driveway, there is room to park, and it spans to 3 cars wide as you get to the 3 car, side by side garage! Ready to make this your new home? Come today for a private showing!



Prepared By: Michele Flory

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

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