

22539 VALLEY CANYON, PORTER, TX 77365

3 BD | 2 BA | 1,864 SQ. FT | 7,235 SQ. FT LOT

OFFERED AT

\$230,000



To get listing and finance info about this property, text LIST3388573 to 800.701.6509

## ABOUT THIS PROPERTY

Charming, 1 story home in highly sought after Valley Ranch Subdivision. Close to all the major shopping, but tucked away in a cozy, safe neighborhood. This adorable home has all the bells, whistles, & upgrades! Not to mention a skylight in kitchen! Upgrades consist of brand new carpet, granite and custom backsplash, custom cabinets in laundry room, fresh paint throughout & ceiling fans added to bedrooms. Open concept and a office/optional 4th bedroom. Come see for yourself how this house could be your HOME!



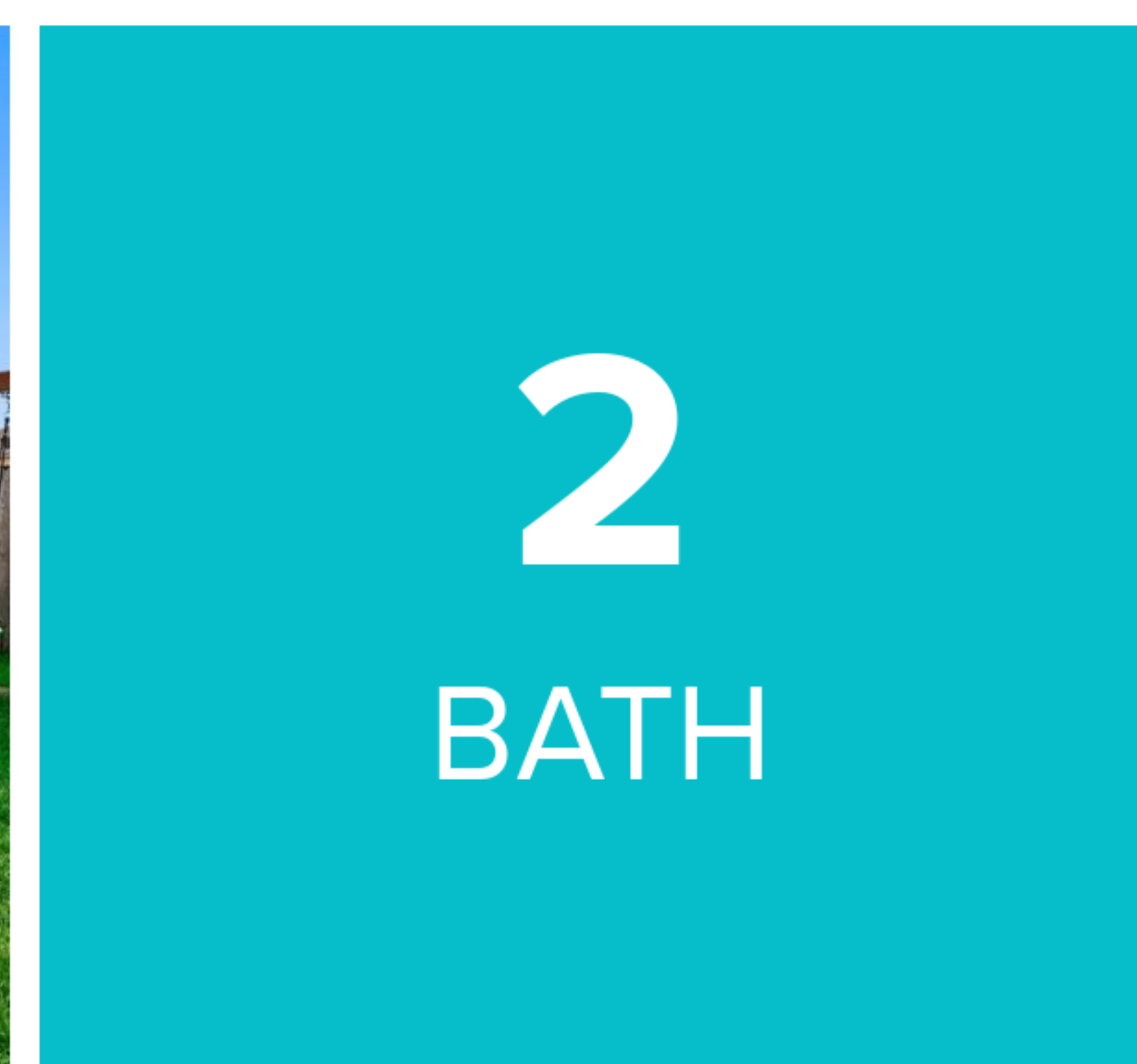
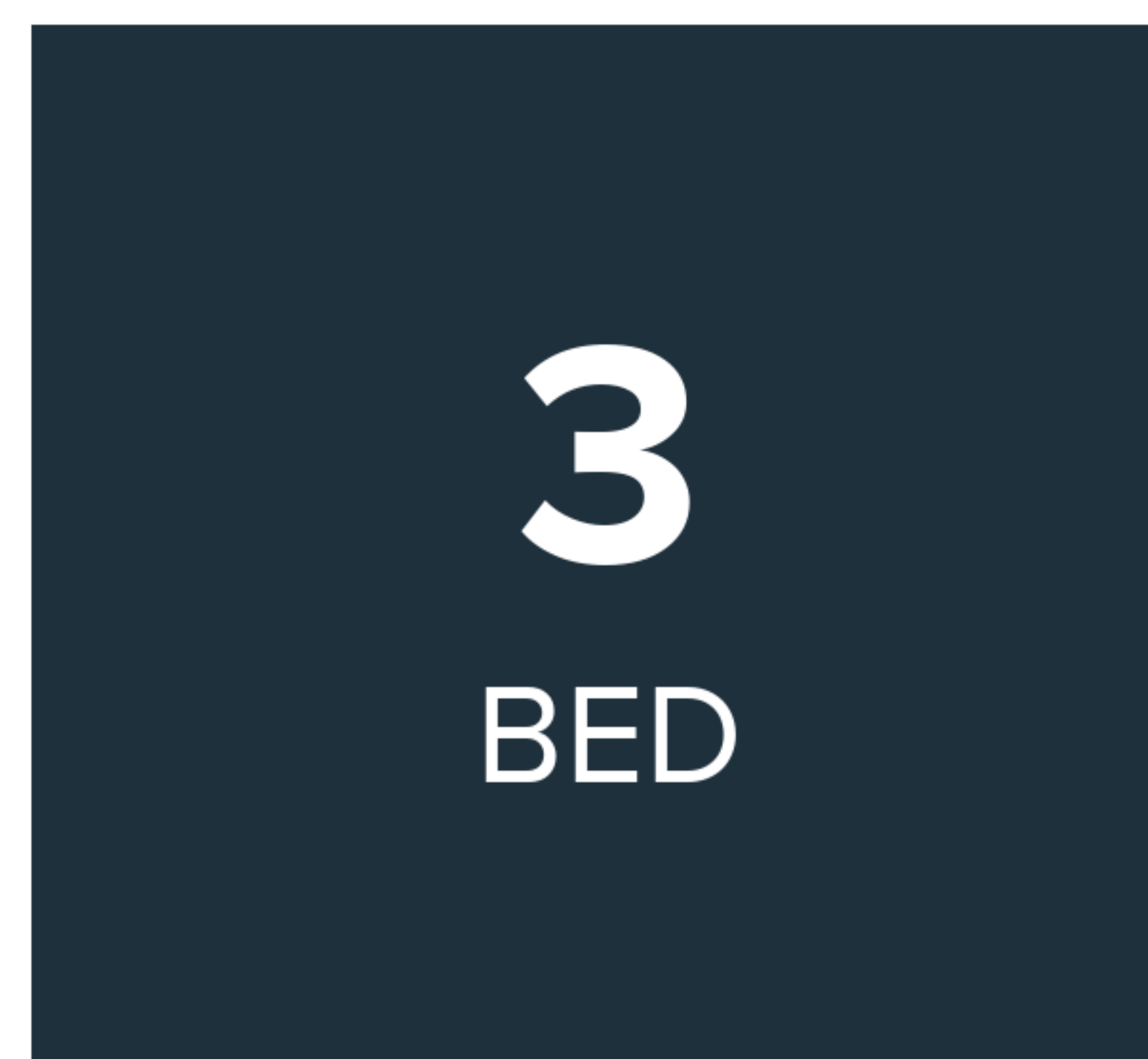
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Branch NMLS# 1804782



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AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **3** miles.

- CLEANERS 0.7 MI
- GAS 1.1 MI
- MOVIE THEATER 1.5 MI
- MEDICAL 2 MI
- ATM 2.4 MI
- GROCERIES 2.4 MI
- COFFEE 2.4 MI
- GYM 2.5 MI
- PHARMACY 3.1 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **6** private schools within **5** miles.

- 4** RATING  
PK-5 VALLEY RANCH ELEMENTARY SCHOOL ASSIGNED
- 4** RATING  
6-8 WHITE OAK MIDDLE SCHOOL NEARBY
- 3** RATING  
9-12 NEW CANEY HIGH SCHOOL ASSIGNED



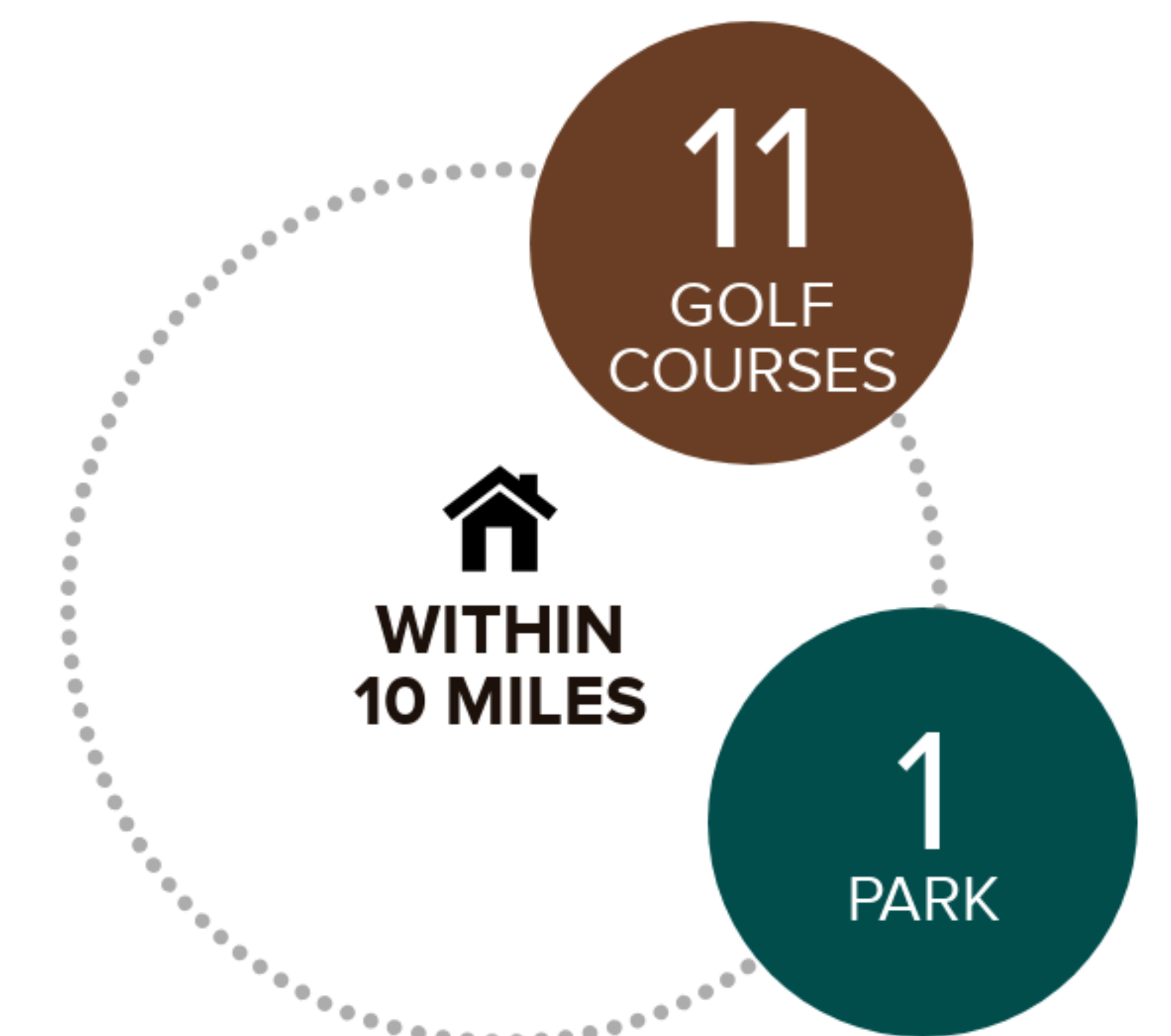
OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK LAKE HOUSTON WILDERNESS PARK (5.2 MILES)
- GOLF COURSE DEERWOOD CLUB (6.2 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **19** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

FAST FOOD .....	6	ITALIAN .....	2
AMERICAN .....	5	ASIAN .....	2
MEXICAN .....	3	CHINESE .....	1
PIZZA .....	3	FOOD TRUCKS .....	1
INTERNATIONAL .....	2		

