

SELLER'S UPGRADES

59 BIRCH CANOE DRIVE, THE WOODLANDS, TEXAS 77375

UPGRADE	YEAR	COST
FRENCH DRAIN FOR BETTER IRRIGATION	2021	\$7,000
GARAGE STORAGE SHELVING RHINO SHELVES		\$1,000
POOL, SPA, DECK, LANDSCAPING	2020	\$100,000
CUSTOM PLANTATION SHUTTERS		\$9,000
OFFICE CUSTOM BUILT-IN		\$8,000
CUSTOM WINDOW TREATMENTS DINING, FAMILY & PRIMARY BEDROOM		\$5,000
CUSTOM LIGHT FIXTURES & FANS		\$2,000
PRIMARY BEDROOM CUSTOM TRIM WALL & MOULDING		\$2,000

TOTAL UPGRADES: OVER \$134,000

ALL NUMBERS ARE PROVIDED BY SELLER
AS A COURTESY FOR ANY POTENTIAL BUYER
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S HIGHLIGHTS

59 BIRCH CANOE DRIVE, THE WOODLANDS, TEXAS 77375

"CLOSE TO THE NATURE PRESERVE. IT HAS BEAUTIFUL TRAILS THAT CAN TAKE YOU ALL THE WAY TO THE OTHER SIDE OF CREEKSIDE. PERFECT FOR HIKING/MOUNTAIN BIKING."

"PONDS IN ALL NEIGHBORHOODS CLOSE BY ARE GREAT FOR FISHING. ALSO, NATURE PRESERVE HAS MANY PONDS."

"MANY CLOSE PARKS: WENDTWOODS PARK, PONDERA PARK, SMOOTH STREAM PARK (AKA, GAME BOARD PARK) AND BURROUGHS PARK."

"GREAT FOR WALKING OR RIDING BIKES TO CREEKSIDE VILLAGE. FAVORITE SPOTS ARE LOVE BEANS, LEVURE BAKERY, CRUST PIZZA, THE REFUGE & FIELDINGS."

"ENJOY RIDING BIKES TO BURROUGHS PARK & HAVING BREAKFAST OR LUNCH AT THE WHEEL KITCHEN."

"HEB IS VERY CLOSE & CONVENIENT FOR ALL YOUR PANTRY NEEDS."

"NEARBY CRAFT GRILL IS A GREAT DINNER SPOT."

"EASY TO ENJOY THE TOWN OF TOMBALL. ENJOY SHOPPING ON MAIN STREET, THE WEEKEND FARMERS MARKET AND EATING AT BONFIRE GRILL. ANOTHER FUN PLACE TO EAT IS MEL'S COUNTRY CAFÉ."

"CLOSE PROXIMITY TO MARKET STREET & THE MALL AREA - EAT AT JASPERS AND ENJOY WALKING AROUND MARKET STREET OR THE WATERWAY."

SELLER'S FAVORITE FEATURES

59 BIRCH CANOE DRIVE, THE WOODLANDS, TEXAS 77375

1.	BACKYARD SPA, POOL WITH WATERFALL, DECK & LANDSCAPING
2.	PATIO ACCESS FROM PRIMARY BEDROOM
3.	OVERSIZED GARAGE WITH 2021 RHINO SHELVING
4.	PRIMARY BEDROOM DOWNSTAIRS / 4 BEDROOMS UPSTAIRS
5.	WALK-IN ATTIC
6.	GAME ROOM & MEDIA ROOM
7.	5-BURNER GAS COOKTOP / ALL KITCHEN AID STAINLESS STEEL APPLIANCES
8.	GAS LOG FIREPLACE
9.	PRIVATE OFFICE WITH BUILT-INS
10.	WOOD SHUTTERS THROUGHOUT
11.	DESIGNER LIGHT FIXTURES

TOMBALL ISD INFORMATION

59 BIRCH CANOE DRIVE, THE WOODLANDS, TEXAS 77375

Creekview Elementary:

8877 West New Harmony Trail
The Woodlands, TX

Creekside Park Junior High School:

8711 Creekside Green Drive
The Woodlands, TX

Tomball High School:

30330 Quinn Road
Tomball, TX