

38 CANOE BIRCH PLACE, THE WOODLANDS, TX 77382

3 BD | 2.5 BA | 2,470 SQ. FT

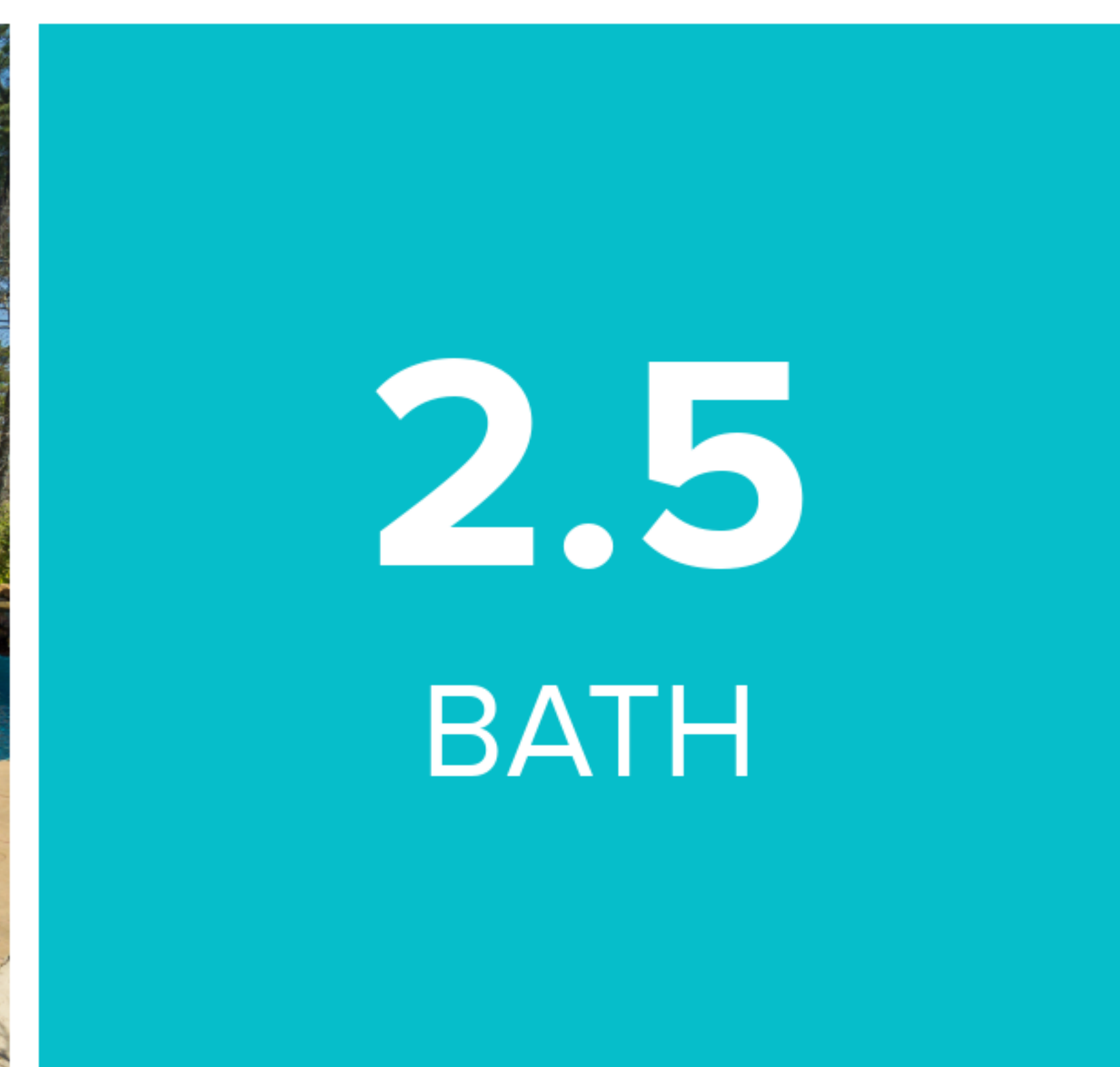
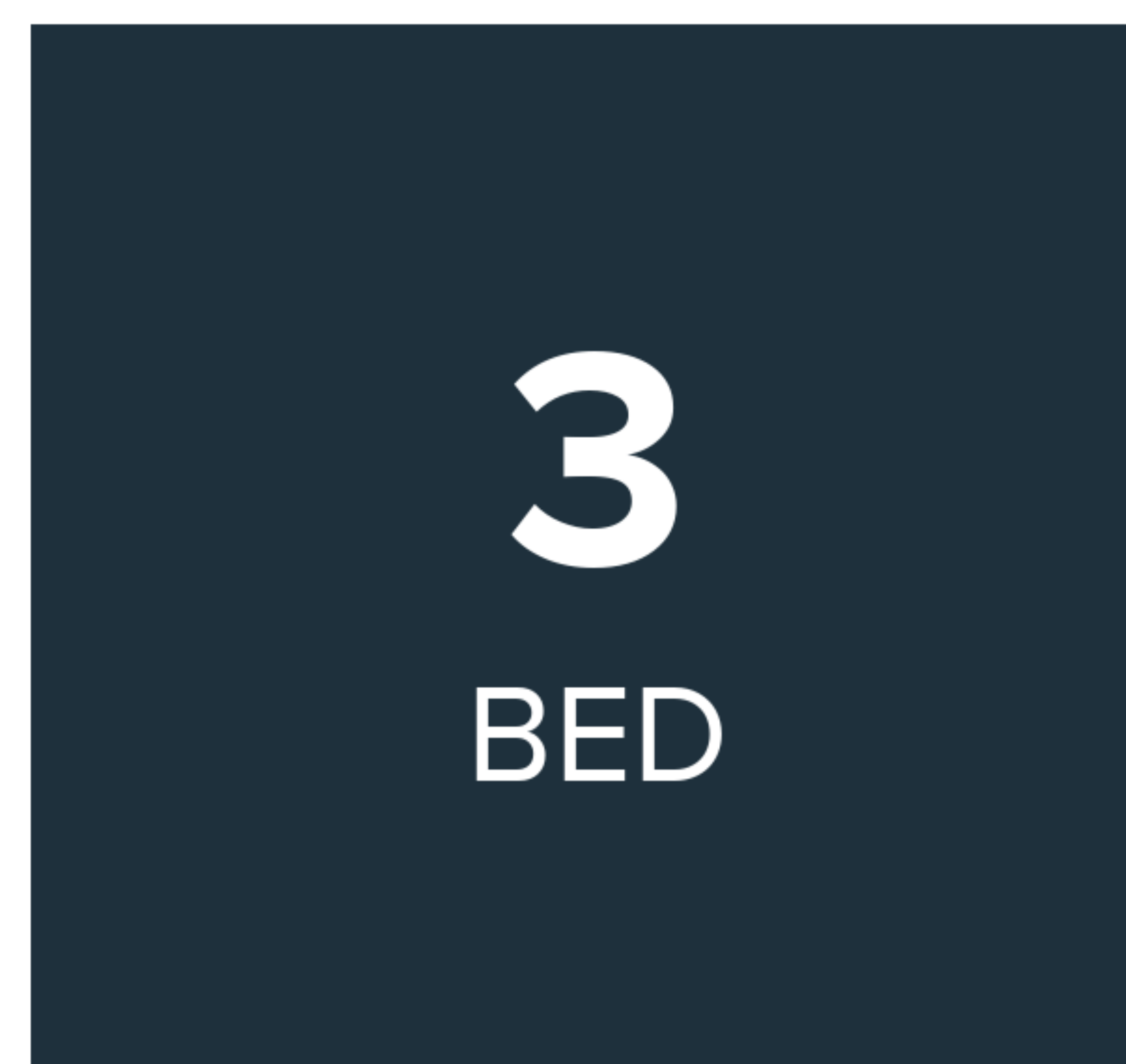
OFFERED AT

\$550,000



## ABOUT THIS PROPERTY

Live the life you've always dreamed of in this exquisitely updated & tastefully finished home in one of The Woodlands' most sought-after subdivisions. The entire home has been professionally cleaned & freshly painted—from the walls, ceilings & doors to the trims, closets, shelves, stair rails & baseboards! This house has all the finishing touches you could possibly want! The Living Room is pre-wired & cable-ready for surround sound system in the ceiling, & too many other upgrades to list them all. Excellent Schools! No HOA! See list of Upgrades in listing Attachments for more details.



2,470  
SQ. FT.



**LAUREN TERRY**

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**AREA REPORT**

**VERY CONVENIENT**

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1 mile**.

- ATM 0.8 MI
- GAS 0.8 MI
- COFFEE 0.8 MI
- CLEANERS 0.8 MI
- PHARMACY 0.8 MI
- GYM 0.9 MI
- GROCERIES 1 MI
- MEDICAL 1.4 MI
- MOVIE THEATER 5.7 MI



**SCHOOL REPORT**

**SCHOOLS IN YOUR AREA**

The assigned schools are **above average** for the area. There are also **13** private schools within **5 miles**.

- 10 RATING**  
PK-4 BUCKALEW ELEMENTARY SCHOOL ASSIGNED
- 9 RATING**  
5-6 MITCHELL INTERMEDIATE SCHOOL ASSIGNED
- 8 RATING**  
9-12 THE WOODLANDS HIGH SCHOOL ASSIGNED



**OUTDOOR REPORT**

**THE GREAT OUTDOORS**

This home is located near a variety of outdoor activities.

**POPULAR**

- PARK SUNDANCE PARK (0.7 MILES)
- GOLF COURSE WOODFOREST GOLF CLUB (4.3 MILES)
- DOG PARK BURROUGHS PARK (6.0 MILES)



**FOOD REPORT**

**NEIGHBORHOOD EATS**

This home is located near **40** moderately priced restaurants and has an **average** variety of cuisines.

**BY CATEGORY**

|                 |    |                          |   |
|-----------------|----|--------------------------|---|
| FAST FOOD ..... | 10 | ASIAN .....              | 3 |
| AMERICAN .....  | 5  | CAFES .....              | 3 |
| MEXICAN .....   | 5  | COFFEE AND TEA HOUSES .. | 3 |
| PIZZA .....     | 4  | ITALIAN .....            | 2 |
| JAPANESE .....  | 3  | OTHER .....              | 6 |
| SEAFOOD .....   | 3  |                          |   |

