



30110 CANYON SIDE LANE, SPRING, TX 77386

A Beautiful Home with Exceptional Features and Design

This stunning home has it all – from a beautiful pool and outdoor living area to separate guest quarters, a grand entry, an office, formal dining, and a state-of-the-art kitchen. With plenty of storage, including secret compartments, this home offers versatility for multi-generational living, entertaining, or extra space for work and hobbies. The main bedroom suite and utility are conveniently located downstairs, while the upstairs boasts wonderful living spaces with upgrades galore. The original owners have taken excellent care of the property, which is quietly nestled on a cul-de-sac within the gated community of Legends Ranch. Enjoy community amenities like water features and a splash pad, pool, and more. This home is located in the desirable Conroe ISD school zone.

			
\$575,000	4,080 SQFT	5 BEDS	4 BATHS

why we love it...

LARGE, OPEN FLOOR PLAN
QUIET CUL DE SAC LOT
MILES OF SIDEWALKS, INCLUDING SIDEWALKS AROUND NEIGHBORHOOD
GREAT OUTDOOR LIVING SPACE
CLOSE TO SHOPPING AND ENTERTAINMENT
CLOSE TO GRAND PARKWAY
FRIENDLY NEIGHBORS
LARGE CLOSETS
UTILITY SINK IN GARAGE
FIREPLACE WITH GAS LOGS
LARGE 3 CAR GARAGE



PROPERTY FACTS & FEATURES

Property Access

Manned Gate

Appliances & Equipment

Dishwasher
Disposal
Microwave
Convection Oven
Gas Oven
Single Oven
Gas Range

Bathrooms

3 Full Bathrooms
1 Half Bathroom
3.10 Total Bathrooms

Bedrooms

5 Total Bedrooms
5 Maximum Bedrooms
Primary Bed - 1st Floor
Walk-In Closet

Building

4,080 Total SQFT
2 Stories
Built in 2005
Free Standing
Tile
Wood
Brick
Cement Board
Wood
Traditional

Cooling

Central Electric

Disclosures

Other Disclosures
Sellers Disclosure

Exterior Features

Back Yard
Back Yard Fenced
Controlled Subdivision Access
Covered Patio/Deck
Detached Gar Apt /Quarters
Fully Fenced
Patio/Deck
Spa/Hot Tub
Sprinkler System

Fees

Annual Maint Desc:
Mandatory
Maintenance Fee: \$990
Maint Fee Pay Schedule:
Annually
Clubhouse
Grounds
Limited Access Gates
Recreational Facilities
Other Fee Exists
Other Type: Transfer Fees
Other Amount: \$350

Fireplaces

1 Fireplace
Gaslog Fireplace

Foundation

Slab

Garage

3 Garage Spaces
Auto Garage Door Opener
Double-Wide Driveway
Attached Garage

Heating

Central Gas

Home Owner's Association

Mandatory HOA

Interior Features

Balcony
Crown Molding
Dryer Included
Fire/Smoke Alarm
Formal Entry/Foyer
High Ceiling
Prewired for Alarm System
Refrigerator Included
Spa/Hot Tub
Washer Included
Window Coverings
Wired for Sound

Listing

\$2,644,894 per acre
\$141 per sqft

Location

Area: 15
County: Montgomery
Subdivision: Canyon Lakes
At Legends Ranch

Lot

0 Up To 1/4 Acre
0.2174 acres
Size: 9470 square feet
Cul-De-Sac
Subdivision Lot

Pool

Common Pool Area
Private Pool
Fiberglass
Heated
In Ground
Salt Water

Roof

Composition

Schools

School District: 11 - Conroe
Elementary: Birnham Woods
Elementary School
Middle: York Junior High
School
High: Grand Oaks High School

Sewer

Public Sewer
Public Water
Water District

Taxes

Amount: \$11,157
Rate: 2.3751
Year: 2023

Utilities

In Utility District
Electric Dryer Connections
Gas Dryer Connections
Washer Connections
Attic Fan
Attic Vents
Ceiling Fans
Digital Program Thermostat
HVAC>13 SEER
Insulation - Blown Fiberglass
Radiant Attic Barrier

IMPROVMENTS & UPDATES

	YEAR of UPDATE	DETAILS
Air Conditioner/Heater	2023	Downstairs completely replaced
Hot Water Heater	2016	
Flooring		
Plumbing		
Roof	2023	New roof - Energy saving solar fans added to attic
Electrical		
Fencing	2016	
Windows		
Exterior Features	2010 2020	Apartment Completed - 2020 Pool - 2020 Patio Cover - 2010
Interior Features	2020 2023	New Store - 2023 New Dishwasher - 2020 New Microwave - 2020
Other	2023	New Front Door and Side lights 2023 New garage to house door 2023

UTILITY INFORMATION

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AREA INFORMATION

POPULATION: 1,319
UP 13090% SINCE 2000

AVERAGE INCOME: \$198,119 PER YEAR

AVERAGE AGE: 38 YEARS

GENDER: 47% MALE
53% FEMALE

HOUSEHOLDS: 396
46% WITH CHILDREN

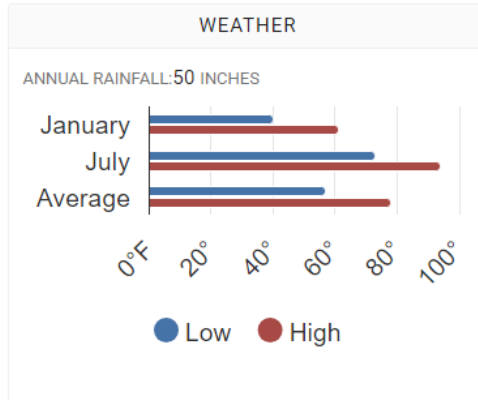
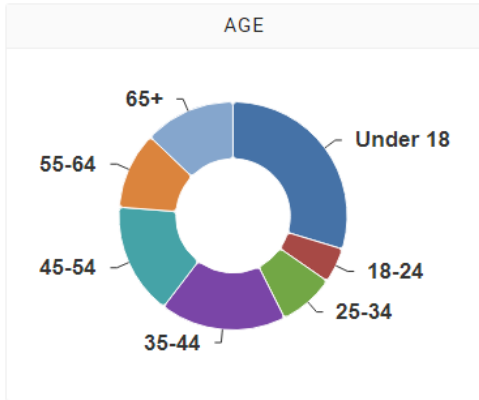
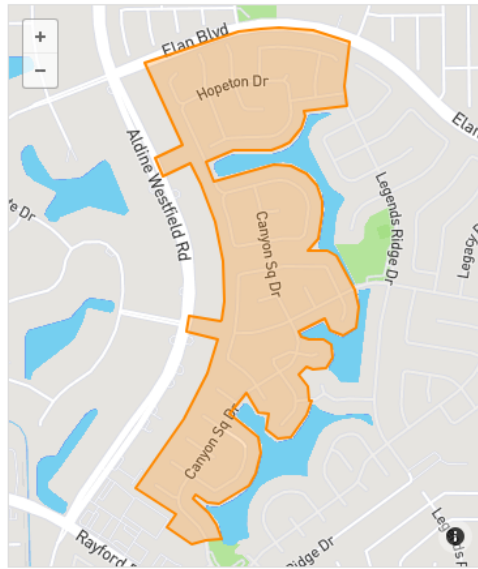
AVERAGE VALUE: \$441,494

OCCUPANCY: 99% OWNED
1% RENTED
2% VACANT

AVG. RESIDENCY: 21 YEARS

EDUCATION: 12% HIGH SCHOOL
16% ASSOCIATE
35% BACHELOR
18% GRADUATE

CRIME RATE: Very Low



▼ Schools Nearby

Assigned Schools Elementary Middle High

RATING	SCHOOL NAME	ASSIGNED GRADES	DISTANCE
A-	Birnam Woods Elementary School, Spring, TX STUDENTS: 956 STUDENT/TEACH: 16:1 CHARTER: No TITLE1: No EXPENDITURE: -	1 - 4	📍 2.2 mi
B-	Cox Intermediate School, Spring, TX STUDENTS: 896 STUDENT/TEACH: 16:1 CHARTER: No TITLE1: No EXPENDITURE: -	5 - 6	📍 1.4 mi
B+	York Junior High School, Spring, TX STUDENTS: 1876 STUDENT/TEACH: 19:1 CHARTER: No TITLE1: No EXPENDITURE: -	7 - 8	📍 3.2 mi
C+	Grand Oaks High School, Conroe, TX STUDENTS: 2965 STUDENT/TEACH: 19:1 CHARTER: No TITLE1: No EXPENDITURE: -	9 - 12	📍 3.2 mi