



COLDWELL BANKER
REALTY

Calvin Waida
Realtor®

Welcome Home to 109 Canvas Back Drive

Things we **LOVE** about this home:

1. THE VIEW!! Backs to Christine Allen Nature trails, park, and ponds.
2. Great floorplan with open concept kitchen and family room. 2 Bedrooms down.
3. Modern pool with swim jets and hot tub.
4. Spacious 4 bedrooms with 4 full baths. Study & Game room are a bonus.
5. Zoned to Montgomery ISD Schools

Things we **LOVE** about the community:

1. Close to shopping / restaurants (Love the new Harvest Market)
2. Walking/Biking trails throughout Woodforest
3. Proximity to Lake Conroe & The Woodlands
4. Both Woodforest Pools (Forest Island & Lap Pools)
5. Friendly neighborhood (Sanderling is the best)

Average Utility Bills: Estimated

	COMPANY	SUMMER AVG.	WINTER AVG.
GAS	Gas Energy LLC	60	125
ELECTRIC	Mid-South	250	150
WATER	Mid-South	125	75

Other Details:

- Mailbox # and Location: #2 mailbox at Canvas Back Cul-de-sac
- Trash Pick-Up days: Friday
- Trash Can(s) provided? Yes
- Recycling Can(s) provided? Yes