

Under Contract - Pending on Market

**\$299,950**

Call 7133776202 Today!

## SINGLE-FAMILY, 5 BEDS, 3 FULL & 1 HALF BATH(S)

A standout in Canyon Lakes West, this updated home blends comfort, style, and long-term savings. With a new roof, carpet, paint, and front door in 2025, along with paid off solar panels, a water softener & filtration system. Inside, you will find bright living spaces, room to grow, and a layout designed for real life. That means comfort today and savings tomorrow. Enjoy a community packed with resort-style amenities including a clubhouse, pool, toddler splash pool, playgrounds, lakes, parks, and trails, all in a prime location near Cy-Fair ISD.

### GENERAL DESCRIPTION

**Subdivision:** Canyon Lakes West Sec 1

**Property Type:** Single-Family

**Bedrooms:** 5

**Baths:** 3 Full & 1 Half

**Stories:** 2

**Garage:** 2 / Attached

**Style:** Traditional

**Year Built:** 2006

**Building Sqft:** 2,266 / Appraisal District

**Lotsize:** 5,632 / Appraisal District

**Maintenance Fee:** \$1,200 / Annually

**Market Area:** Cypress South

**Key Map:** 406G

**MLS# / Area:** 14284715 / 25



Get in touch  
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Visit <https://www.har.com/14284715> for more information