

17929 Canopy Trace Ct | Montgomery, TX

*Better Than New & Move-In Ready!*

Offered at: \$330,000 | 4 Beds | 3 Baths | 2,621 Sq. Ft.

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## WHY THIS HOME STANDS OUT

While other buyers are waiting 6+ months for construction, you can move into this **2023 Meritage Home** today with thousands of dollars in "post-build" upgrades already finished.

### 1. ULTIMATE PRIVACY

- **No Rear Neighbors:** Enjoy your morning coffee on the covered patio with a view of open space—not someone else's living room.
- **Cul-de-Sac Location:** Low traffic, high safety, and a quiet environment for the whole family.

### 2. MASSIVE UTILITY SAVINGS

- **Spray-Foam Insulation:** Sealed attic and walls mean your AC works less and your electric bills stay remarkably low.
- **Energy Star® Certification:** High-performance windows and LED lighting throughout.

### 3. \$7,000+ IN ADDED VALUE

- **Appliances Included:** Stainless Steel Refrigerator, Washer, and Dryer stay with the home!
- **Window Treatments:** Custom blinds are already installed on every window (a huge expense for new builds).
- **Exterior Prep:** Full gutter system (front) and professional landscaping already in place. Full front and back sprinkler system.

### 4. FLEXIBLE LIFESTYLE SPACE

- **Dual Master-Potential:** 2 bedrooms are located downstairs, perfect for a nursery or a mother-in-law suite.
- **The "Executive" Gameroom:** At **19' x 20'**, the upstairs flex space is large enough for a home cinema, gym, or the ultimate quiet home office.

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## THE PINE LAKE COVE LIFESTYLE

- **Education:** Zoned to the prestigious **Montgomery ISD**.
- **Adventure:** Just minutes from the boat ramps and dining of **Lake Conroe**.
- **Future Growth:** Coming **July 2026**—The brand-new resort-style community pool and pavilion!

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## FOR A PRIVATE TOUR, CONTACT:

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