

# Home Features

22005 Dove Canyon Lane



## Major Updates & Systems

- New Roof, Auto Vents (2025)
- New HVAC System (2025)
- Security System – Owned

## Interior Finishes & Features

- LVP Flooring Throughout
- 2" Blinds, Double Pain Windows



## Floor Plan & Living Spaces

- Primary Bedroom Down
- Huge Game-room Upstairs
- Formal Dining & Breakfast Area

## Kitchen & Appliances

- Stainless Steel Appliances
- Refrigerator Included
- Washer and Dryer Included



## Outdoor Living & Exterior

- Large Backyard
- Covered Back Patio
- Automatic Sprinkler System  
Front & Back



# Valley Ranch

*Where Community, Convenience & Outdoor Living Meet*

Live in one of Porter's most desirable master-planned communities. Valley Ranch offers resort-style amenities designed for an active, connected lifestyle—right outside your door.

## Community Amenities

- Resort-style pool & splash pad
- Clubhouse & recreation center
- Scenic lakes, walking & biking trails
- Parks, playgrounds & green spaces
- The Grove nature preserve
- Randall Reed Stadium & community events

## Nearby Conveniences

- Valley Ranch Town Center (shopping, dining & entertainment)
- Lake Houston Wilderness Park & Jesse H. Jones Park
- Easy access to boating, fishing & outdoor recreation
- Minutes to Hwy 59 & Grand Parkway (99)
- Easy commute to Houston, The Woodlands & IAH

*A place to live, play, and thrive. Welcome home to Valley Ranch.*

