

COMPASS

CLEAR CREEK FOREST

# 23200 Baneberry Road

3 BD 2 BA 2011 SF \$525,000



ANDREA  
CURRAN  
TEAM



Private setting with no neighbors on one side or behind, offering space, quiet, and a natural backdrop with frequent deer sightings. The property is partially fenced, giving flexibility for pets while preserving open areas. Multiple recent updates, all within the past year, include fencing, driveway gate with LiftMaster opener, backup generator lockout, and a Pentair whole-home water filtration system with UV light and reverse osmosis at the kitchen. Additional upgrades include water heater, motion-activated kitchen faucet, hall bath walk-in shower, and front door. The primary bath has been fully remodeled with a wider entry, oversized walk-in shower, new cabinetry, marble countertops, and Bluetooth ceiling speaker. Smart features include Wi-Fi-enabled Carrier HVAC and Chamberlain garage opener. Fireplace has been restored to wood burning.



**Andrea Curran**

Broker Assoc., ALC

M: 832.707.4900

[andrea.curran@compass.com](mailto:andrea.curran@compass.com)



Compass RE is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

**COMPASS**