

COMPASS

CANYON GATE AT NORTHPOINTE

19314 Cloud Peak Dr

4 BD 2 BA 2227 SF



Features

19314 Cloud Peak Drive
Tomball, Texas 77377

Interior Features & Updates

- Functional, well-designed layout
- Updated kitchen, bathrooms, and office
- Brand-new front door
- Refreshed front entry with painted trim and added crown molding
- New ceiling fans in bedrooms and office
- Large windows providing abundant natural light
- Dual walk-in closets in the primary suite
- En-suite bath with dual vanities, soaking tub, and separate shower
- New curtain rods

Major Systems & Practical Upgrades

- HVAC system regularly serviced and maintained
- Pest prevention treatment completed
- Generator plug professionally installed
- Portable Westinghouse TriFuel WGen11500TFc generator included
- Extra propane tank included
- 10-gallon gas tank included
- New garage doors
- New garage door opener

Exterior Features

- Covered back patio ideal for outdoor gatherings
- Freshly stained fence
- Flowering plants and landscaped backyard
- Fenced backyard
- Located on a quiet street within a smaller gated section

Community Highlights


- Gated community access
- Community pool
- Walking trails
- Tennis courts
- Constable patrol included
- Close to parks, shopping, dining, and major roadways

Schools


19314 Cloud Peak Drive
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Canyon Pointe Elementary School


Accountability Ratings

 Excellent ★★★★★ TEA Ratings	SCALED SCORE	
	Student Achievement	93
	Student Progress	92
	Closing Performance Gaps	94
	Overall	93


Willow Wood Junior High School

 Excellent ★★★★★ TEA Ratings	SCALED SCORE	
	Student Achievement	93
	Student Progress	92
	Closing Performance Gaps	94
	Overall	93

Northpointe Intermediate

 Excellent ★★★★★ TEA Ratings	SCALED SCORE	
	Student Achievement	92
	Student Progress	91
	Closing Performance Gaps	93
	Overall	92

Tomball Memorial High School

 Excellent ★★★★★ TEA Ratings	SCALED SCORE	
	Student Achievement	95
	Student Progress	93
	Closing Performance Gaps	98
	Overall	96

Canyon Gate at Northpointe

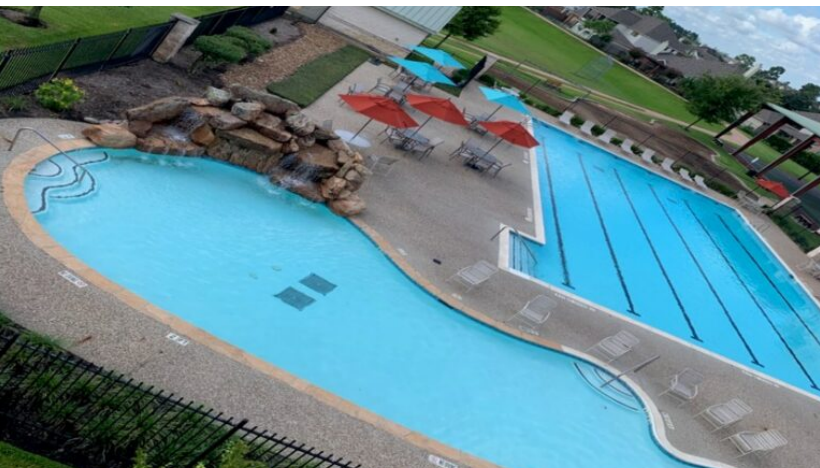
Community Atmosphere

- 24/7 uniformed front-gate security in the gated section for peace of mind
- On-site community manager and active HOA that help foster engagement
- Online resident portal with forums, news, documents, and community info
- Friendly neighborhood vibe with opportunities to connect at events and around amenities
- Easy walking paths and landscaped common areas encourage outdoor living and neighborly chats

Amenities

Canyon Gate at Northpointe offers a variety of spaces perfect for family fun, recreation, and socializing:

- Lodge-style clubhouse with a natural stone fireplace and gathering rooms
- Recreation center with fitness room
- Junior Olympic-size swimming pool and children's wading pool
- Lighted tennis courts and covered basketball pavilion
- Sand volleyball court
- Playgrounds and parks throughout the community
- Scenic walking and biking trails around green spaces and lakes
- Additional court areas for social sports and activities



We've asked the sellers a few questions to get to know their community...

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How would you describe the area, and what it's like living here?

Well maintained community that is pleasant to walk in. Community events throughout the year. Constable patrol is included so we feel safe. We were excited for the new shopping center being built just behind the neighborhood. Facebook community page is so helpful with what's going on in the neighborhood and people offering help or referrals as needed. This is a very friendly community.

What has been your favorite thing about living in this community?

We live on a quiet street, small gated section and we love walking through to the amenity center..Well maintained community and the best schools in the district.

What are your favorite places to eat, shop, visit in the neighborhood?

We love Vida Marisco, Adriatic Cafe, Captain Brad's, Vintage Park has so many great restaurants and atmosphere, Burroughs Park is gorgeous and the medical center in Tomball is convenient. We are also close to shopping centers and Spring and Cypress. Close to the Woodlands.

What else can you share with future buyers?

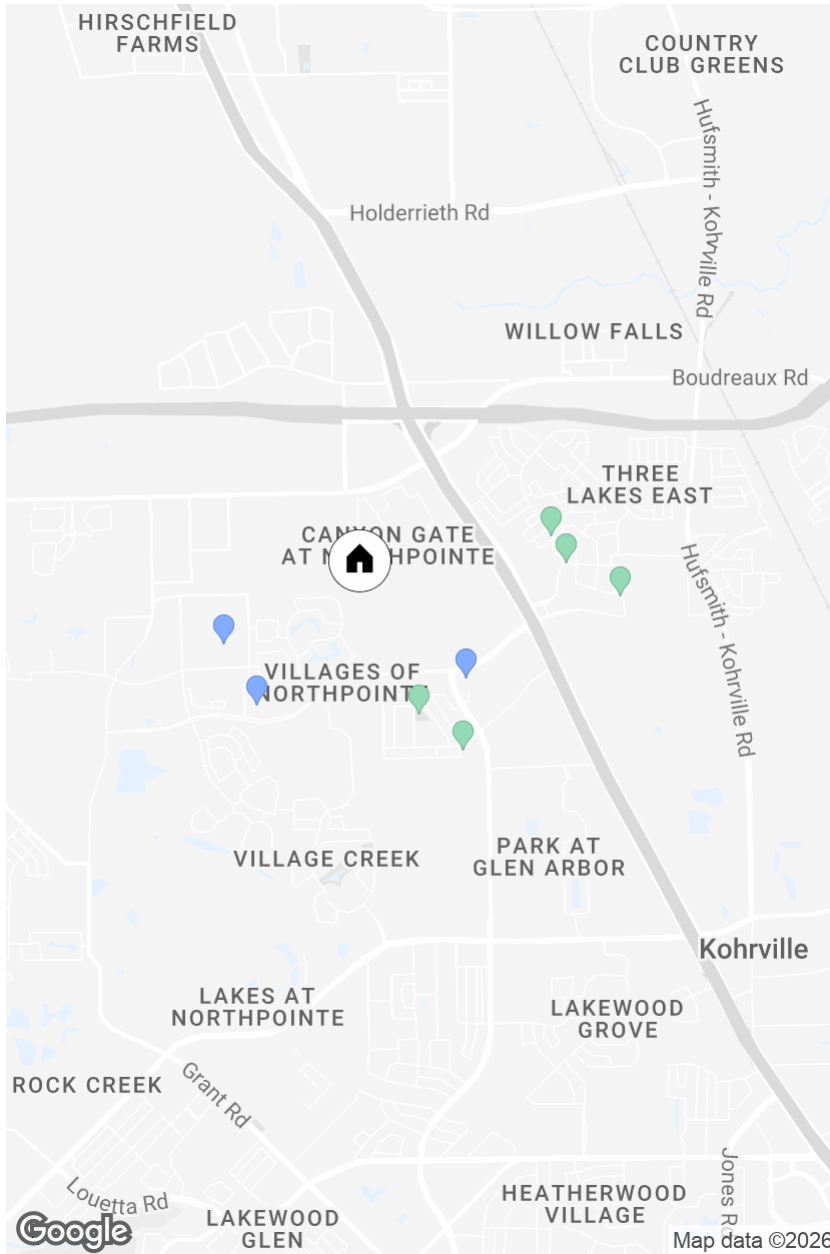
Tomball ISD is highly rated. The community of students and parents are also so supportive and engaged in the success of the children.

We have loved this home and hope the next owners will as well!

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SCHOOLS

- Northpointe Intermediate School, 0.81mi
- Tomball Memorial High School, 0.82mi
- Canyon Pointe Elementary School, 0.91mi

PARKS

- Lundar Park, 0.84mi
- Northpointe East Green Space ①, 0.98mi
- Northpointe East Community Green Space, 1.05mi
- Beaverdell Park, 1.10mi
- Northpointe East Green Space ②, 1.35mi