

19403 Yuma Crest Lane

CANYON GATE AT NORTHPOINTE

4 Bedroom 2.5 Bath
2,505 Square Feet
16,553 Square Foot Lot (0.38 acres)



HIGHLY RATED TOMBALL ISD SCHOOLS

Canyon Pointe
Elementary School

Accountability Ratings

A

Excellent

★★★★★
TEA Ratings

SCALED SCORE

Student Achievement	93
Student Progress	92
Closing Performance Gaps	94
Overall	93

Willow Wood
Junior High School

A

Excellent

★★★★★
TEA Ratings

SCALED SCORE

Student Achievement	93
Student Progress	92
Closing Performance Gaps	94

Northpointe
Intermediate

A

Excellent

★★★★★
TEA Ratings

SCALED SCORE

Student Achievement	92
Student Progress	91
Closing Performance Gaps	93
Overall	92

Tomball Memorial
High School

A

Excellent

★★★★★
TEA Ratings

SCALED SCORE

Student Achievement	95
Student Progress	93
Closing Performance Gaps	98
Overall	96

Source: TXschools.gov 2024-2025 school year

Large Lot and Amazing Location

This home's lot is 16,533 square feet (0.38 acres) with plenty of space for a pool or other outdoor activities. Out the back gate and a five minute walk is the community center with large pool and kiddie wading pool, fitness center, covered lighted basketball court, tennis/pickleball courts, sand volleyball court, walking and bike trails.



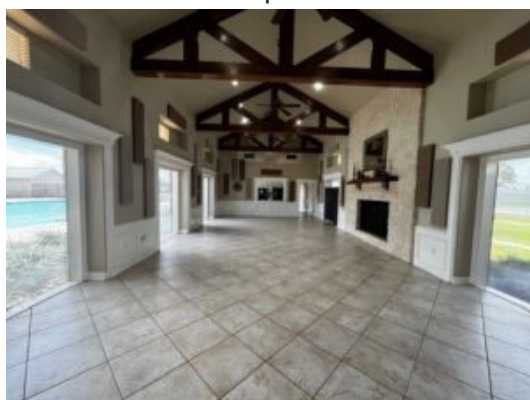
Canyon Gate at Northpointe Amenities



Covered Basketball Court with Full-sized Basketball Hoops and Benches



Sand Volleyball Court



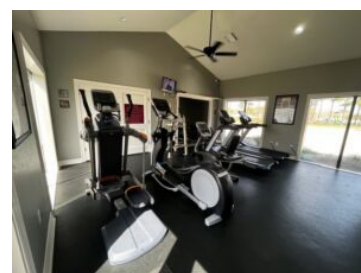
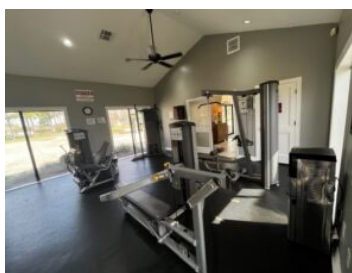
Lodge-style Clubhouse with Natural Stone Fireplace



Lighted Tennis Courts have Pickleball Lines



Junior Olympic Size Swimming Pool and Children's Wading Pool



Recreation Center Fitness Room

More Amenities:

- ❖ Playgrounds and parks
- ❖ Walking and biking trails around lakes and green spaces

Seller's Feedback on 19403 Yuma Crest

What do you love about this home?

We love the versatility of the home. We went from a single couple to a family of 5 flawlessly.

It was easy to convert the spaces to exactly what we were needing at the time. We also love that there's plenty of space for the family to spread out while still feeling cozy. There is lots of storage space!

How would you describe the Neighborhood:

We live on a quiet street and the neighborhood is quiet. There are good amenities that are easy to get to (it is a 5 minute walk from the back gate – we can easily walk to the pool). The front yard maintenance is included in the HOA fee. The houses and neighborhood overall are well taken care of.

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

It is a close drive to shopping and dining (Willowbrook, Tomball, Cypress, and even The Woodlands) while not being right in the middle of it. There are several places to eat and drink, including Starbucks, Gringos, Portillo's, Chick-fil-A, and Bruster's Ice Cream are all newly open and within 5 minutes of the neighborhood.

How are the schools?

Tomball ISD is a highly distinguished district. Our home is zoned to Canyon Pointe Elementary, Northpointe Intermediate, Willow Wood Jr. High, and Tomball Memorial High School. They are all A-rated award-winning schools that we've had great experiences with.