

**13117 ROYAL HILL CT, MONTGOMERY, TX
77316, USA**

<https://test.houston-re.com>

PICTURES ARE OF A SIMILAR HOUSE BUILT BY THE BUILDER IN THE SAME NEIGHBORHOOD. VERY SIMILAR FLOORPLAN AND SAME FINISHES. SCHEDULED TO BE FINISHED DECEMBER 2023. New Construction in much desired gated community of Crown Ranch. Spectacular one story, 4 bedroom, 3 full bath home with study, game room, nice size covered patio and 3 [...]

\$899,000.00



Rooms & Units Description



Property title: 13117 Royal Hill Montgomery Texas 77316

Room Description: Breakfast Room,Family Room,Gameroom Down,Home Office/Study,Utility Room in House

Master Bath Desc: Primary Bath: Separate Shower

Photo Count: 45

Room Count: 9

Bed Room Description: All Bedrooms Down

Master Planned Community: Crown Ranch

HOA Mandatory: 1

Property Details

Parcel Number: 3510-001-0510

Style: Traditional

Builder Name: Mendoza HomeBuilders

Acres: 1

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Lot Description: Cul-De-Sac,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 255.40

Acres Description: 1 Up to 2 Acres

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Controlled Subdivision
Access,Covered Patio/Deck,Subdivision Tennis
Court

Roof: Composition

Garage Carport: Auto Garage Door
Opener,Double-Wide Driveway

No Of Garage Cap: 3

Cool System: Central Electric

Kitchen Desc: Island w/o Cooktop,Soft Closing
Cabinets,Soft Closing Drawers,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Interior: Crown Molding,Fire/Smoke
Alarm,Formal Entry/Foyer,High Ceiling

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Energy: Ceiling Fans,Energy Star/CFL/LED
Lights,HVAC>13 SEER,Insulated/Low-E
windows

Oven Type: Electric Oven

Water Sewer: Other Water/Sewer,Septic
Tank

Siding: Cement Board,Stone,Stucco

Fees & Taxes

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 400

Basics

Baths Full: 3

Price Change Timestamp: 2022-05-14T14:43:59.823

Location Details



Area: 60

School District: 129 - Navasota

School Elementary: HIGH POINT ELEMENTARY SCHOOL (Navasota)

School High: NAVASOTA HIGH SCHOOL

Geo Market Area: Magnolia/1488 West

Zip: 77316

County Or Parish: Grimes

Directions: From 1488W: Exit to 149N and turn left for 149 N. Left to FM 1486. Right to Crown Ranch Blvd. Left to Royal Hill Court. House will be on the left

School Middle: NAVASOTA JUNIOR HIGH

Subdivision: CROWN RANCH SEC 2

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Range Type: Gas Cooktop

Legal Subdivision: CROWN RANCH

Master Planned Community YN: 1

Connections: Electric Dryer Connections, Gas Dryer Connections, Washer Connections

Disposal: 1

Legal: CROWN RANCH SEC. 2, BLOCK 1, LOT 51

DOM: 439

Courtesy of

List Office Name: RE/MAX The Woodlands & Spring

