



\$1,750,000.00

26227 CROWN RANCH BLVD, MONTGOMERY, TX 77316, USA

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



Exquisite 2023 construction in the luxurious, gated Crown Ranch neighborhood. Wonderful 1-story floorplan w/ 5 bedrooms (or 4 bedrooms+game room), each w/ private en-suite bath & walk-in closet. 2 acre corner lot w/ private pond & fountain. Entrance features double iron doors, w/ high ceilings inside (17' patio & great room). Chef's dream kitchen features [...]

Rooms & Units Description



Property title: 26227 Crown Ranch Montgomery
Texas 77316

Room Description: Breakfast Room,Family
Room,Formal Dining,Home Office/Study

Bed Room Description: All Bedrooms Down,En-
Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In
Closet

Photo Count: 50

Additional School: MAGNOLIA INTERMEDIATE
SCHOOL

Key Map: 181A

Room Count: 13

Beds Max: 5

Master Bath Desc: Primary Bath:
Double Sinks,Primary Bath: Separate
Shower,Primary Bath: Soaking Tub

HOA Mandatory: 1

Original List Price: 1750000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 3574-00-09300

Style: Contemporary/Modern

Builder Name: Gallardo Prestige

Acres: 2.014

Dwelling Type: Free Standing

Floors: Tile,Wood

Utility District: 1

Lot Description: Corner,Water View

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 389.84

Acres Description: 2 Up to 5 Acres

Stories: 1

Restrictions: Deed Restrictions,Horses Allowed, Deed
Restrictions,Horses Allowed

Property Features



Exterior: Back Yard,Balcony,Controlled Subdivision Access,Outdoor Kitchen,Porch,Side Yard,Sprinkler System,Subdivision Tennis Court

Roof: Tile

Garage Carport: Additional Parking,Auto Garage Door Opener,Circle Driveway

No Of Garage Cap: 4

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,HVAC>13 SEER,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

Oven Type: Gas Oven

Water Sewer: Public Water,Septic Tank

Microwave: 1

Water Amenity: Pond, Pond

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

Foundation: Slab

Garage Desc: Attached Garage,Attached/Detached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Butler Pantry,Kitchen open to Family Room,Pantry,Pot Filler,Second Sink,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

Dishwasher: 1

Countertops: Quartzite

Siding: Stone,Stucco

Fees & Taxes

Tax Rate: 1.7646

Tax Amount: 3470

Tax Year: 2022

Maint Fee Includes: Clubhouse,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: Transfer

Fee Other: 1

Fee Other Amount: 300

Basics

Baths Full: 5

Baths Half: 1

Year Built Src: Builder

Location Details



Area: 39

School District: 36 - Magnolia

School Elementary: MAGNOLIA ELEMENTARY SCHOOL (MAGNOLIA)

School High: MAGNOLIA WEST HIGH SCHOOL

Geo Market Area: Magnolia/1488 West

Zip: 77316

County Or Parish: Montgomery

Directions: Take TX-249 N toward Tomball. Take the exit toward S Farm to Market 1486 and turn right. Go 5 miles and turn left onto Crown Ranch Blvd. (gate access) Continue straight. Property is at the corner of (second) Enzos Way and Crown Ranch Blvd.

School Middle: MAGNOLIA JUNIOR HIGH SCHOOL

Subdivision: Crown Ranch

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

Legal Subdivision: CROWN RANCH

Realist Block: Deed Restrictions,Horses Allowed

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional

Legal: S357400 - CROWN RANCH 01, BLOCK 2, LOT 1

DOM: 6

Courtesy of

List Office Name: Legacy Texas Properties

