

$675,000.00

## 13074 VICTORIA TRCE, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

*Gorgeous 1.11 acre lot in Crown Ranch nestled among beautiful, wooded surroundings *Step inside & prepare to be captivated by a stunning wall of windows showcasing the picturesque views of the lush green backyard *Custom details such as tray ceilings, stone fireplace surround, & bay windows *Solid surface flooring throughout entry, dining, kitchen, & family [...]

## Rooms & Units Description

**Property title:** 13074 Victoria Montgomery Texas 77316

**Room Count:** 9

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Utility Room in House

**Bed Room Description:** All Bedrooms Down,Primary Bed - 1st Floor

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

**Master Planned Community:** Crown Ranch

**Photo Count:** 39

**HOA Mandatory:** 1

**Original List Price:** 675000.00

## Property Details

**Parcel Number:** R70241

**Lot Desciption:** Subdivision Lot,Wooded

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 256.36

**Acres:** 1.11

**Acres Desciption:** 1 Up to 2 Acres

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Laminate,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Partially Fenced,Private Driveway,Sprinkler System

**Interior:** High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat,Generator,High-Efficiency HVAC,Insulated/Low-E windows,North/South Exposure

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Second Sink,Under Cabinet Lighting,Walk-in Pantry

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Aerobic,Septic Tank

**Microwave:** 1

**Siding:** Cement Board,Stone,Wood

## Fees & Taxes

**Tax Rate:** 1.6551

**Tax Amount:** 7823

**Tax Year:** 2022

**Maint Fee Includes:** Grounds,Limited Access Gates,Recreational Facilities

**Other Mandatory Fee:** Transfer fee

**Fee Other:** 1

**Fee Other Amount:** 350

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 60

**County Or Parish:** Grimes

**School District:** 129 - Navasota

**Directions:** FM 1486 to Crown Ranch Blvd (enter through gates), LEFT on Shady Woods Ct., RIGHT on Victoria Trace

**School Elementary:** HIGH POINT ELEMENTARY SCHOOL (Navasota)

**School Middle:** NAVASOTA JUNIOR HIGH

**School High:** NAVASOTA HIGH SCHOOL

**Subdivision:** Crown Ranch

**Geo Market Area:** Magnolia/1488 West

**State:** Texas

**Zip:** 77316

**City:** Montgomery

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,,

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Range Type:** Gas Cooktop

**Legal:** S3510 - CROWN RANCH SEC. 2, BLOCK 1, LOT 12, ACRES 1.11

**Legal Subdivision:** CROWN RANCH

**Access:** Automatic Gate

**DOM:** 16

## Courtesy of

**List Office Name:** NextHome Realty Center