$899,999.00

13194 ROYAL HILL CT, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Stunning, well appointed, custom home in the gated acreage community of Crown Ranch.Tucked away behind a wooded buffer at the end of a cul-de-sac.You’re welcomed into the home w/ custom built 9′ wrought iron dbl doors. Entering you will be drawn to the large butted glass windows overlooking your peaceful wooded back yard. Features include […]

Rooms & Units Description

Property title: 13194 Royal Hill Montgomery Texas 77316

Room Count: 8

Room Description: 1 Living Area,Family Room,Home Office/Study,Utility Room in House

Bed Room Description: Primary Bed - 1st Floor,Split Plan,Walk-In Closet

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

Photo Count: 50

HOA Mandatory: 1

Original List Price: 899999.00

Garage Dimension: 27x24

Property Details

Parcel Number: R70283

Lot Desciption: Cul-De-Sac,Wooded

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Tyler Homes

Price Sq Ft List: 277.61

Acres: 2.3

Acres Desciption: 2 Up to 5 Acres

Dwelling Type: Free Standing

Stories: 1

Floors: Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Exterior Gas Connection,Outdoor Kitchen,Partially Fenced,Patio/Deck,Porch,Sprinkler System

Interior: Alarm System - Owned,Crown Molding,High Ceiling,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Wood Burning Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Insulation - Spray-Foam,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Pantry,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven,Gas Oven

Dishwasher: 1

Water Sewer: Aerobic,Public Water

Countertops: leathered granite

Microwave: 1

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 1.6551

Tax Amount: 11833

Tax Year: 2022

Maint Fee Includes: Grounds,Recreational Facilities

Other Mandatory Fee: transfer, please verify all fees

Fee Other: 1

Fee Other Amount: 500

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: ****PLEASE VERIFY GPS TAKES YOU TO CROWN RANCH NOT CROWN OAKS****1486 to Crown Ranch entrance, Follow Crown Ranch Drive down to Royal Hill Ct. House at the end of cul-de-sac and not visible from street.

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

Realist Block: Deed Restrictions

Connections: Gas Dryer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Exclusions: surround sound equipment and speakers on patio

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,Investor,Other,USDA Loan,VA

Range Type: Gas Cooktop

Legal: S3510 - CROWN RANCH SEC. 2, BLOCK 1, LOT 54, ACRES 2.3

Legal Subdivision: CROWN RANCH

DOM: 7

Courtesy of

List Office Name: Keller Williams Advtge Realty