

Features & Upgrades

13048 ROYAL OAK COURT

General/Whole Home

- 2.6-Private Acres in cul-de-sac
- *Open floor plan*
- *4,500 sqft home*
- 5 Bedrooms / 5.5 Bathrooms
- 1.5 stories (all rooms down except for one large bedroom and full bath upstairs)
- *Spray foam insulation*
- *2 Tankless water heaters*
- *2 A/C units (Comfortmaker)*
- Water well and septic
- *Wired for surround sound and security throughout*
- *Wood tile flooring*
- *Plantation shutters*
- *4-inch trim throughout*

Exterior:

- Neutral tones with stone, siding, and cedar accents
- Covered entry porch
- Black framed windows
- Professional landscaping
- Outdoor recessed lighting
- Wired for surround sound and security system
- Gutters and full sprinkler system
- Prepped for whole-home generator
- Underground drainage
- Outdoor living
 - Covered patio with cedar ceiling (34 x 17)
 - Outdoor kitchen with grill, farmhouse sink, refrigerator, granite countertop
 - Heated / chilled pool with waterfall and sun deck
 - Hot tub
 - Pavers surrounding pool
- 3-car garage + golf cart garage
 - Epoxy flooring
 - 10x10 insulated door on 1-car garage (with A/C)
 - 2-car oversized garage 10x18 with storage area
 - Golf cart garage (9x8)



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Entry

- Solid wood double doors
- Tall ceilings with accent lighting
- Wide entry with visual line-of-sight to main living areas

Office:

- Corner barn doors
- Full-size closet

Living Room

- High ceilings
- Stone gas fireplace with cedar mantle
- Cedar wood beams
- Built-in wine area with solid wood countertops
- Stacking sliding doors opening to the backyard oasis

Kitchen

- Open to dining area
- Granite and solid wood countertops
- Brick full-height backsplash
- Large island with professional gas range (6 burners + griddle)
- Double ovens
- Farmhouse sink
- Under-cabinet lighting
- Solid wood full-height cabinets
- Pull-out shelves and tray divider
- Wine cooler
- Soft-close cabinets and drawers
- Walk-in pantry with coffee nook

Primary Suite:

- Cedar beams
- Gas/electric fireplace
- Window seat with storage and shelving
- Walk-in closet



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Primary Bath:

- Double sinks with granite countertops
- Large walk-in shower with overhead shower
- Soaking tub
- Shiplap
- Surround sound

Secondary Bedrooms & Baths (4):

- Each with an en-suite full bathroom
- Shower-only layout
- Granite countertops
- Shiplap

Flex Space

- Versatile use – game room, media room, or second living

Laundry Room :

- Granite countertops
- Built-in dog bath
- Sink and storage
- Brick tile flooring

Mud Room:

- Bench seating with storage

Half Bath:

- Granite countertop
- Shiplap



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Workshop:

- 1,800 sq ft
- A/C and tankless water heater
- Large island with farmhouse sink and microwave
- Cedar ceiling
- Upstairs loft area
- 3 insulated chain-hoisted doors (2 - 12x12 and 1 - 9x8)
- Half bath
- Polished concrete floors
- Wired for surround sound and security

Crown Ranch Community Features & Amenities:

- Gated control access
- Deed restrictions & professionally managed HOA—protecting property values
- No MUD Tax (Montgomery County)
- Resort-style community pool & pavilion
- Well-maintained tennis courts and playgrounds
- Zoned to Navazota ISD
- Close to Lake Conroe for boating, fishing, and water activities
- Easy access to Conroe, Magnolia, The Woodlands, and Houston via SH-249/Aggie Expressway and FM-1488