

MLS Listing Features

Home: 13412 Royal Hill Ct, Montgomery, TX 77316

Property Features

- Sealed construction
- Dual tankless water heaters & whole-home water softener
- Generator ready with transfer switch installed
- Electrical pool stub-out complete
- Dual-zoned A/C system
- Reolink camera system with DVR (no subscription required)
- Outdoor kitchen with sink, pellet grill & commercial griddle
- Surround sound (5.1), plus patio & backyard speakers
- Full sprinkler system
- Insulated 8' garage doors with opener cameras
- Solid core 8' interior doors
- 50-year SPC flooring
- 12' ceilings downstairs, 10' ceilings upstairs
- Custom built-ins & wood/beam details throughout
- Aluminum high-efficiency windows
- Tongue-and-groove pine patio ceilings
- LED lighting inside & out
- Custom kitchen cabinetry with lighting (all soft-close)
- Plantation shutters
- Septic maintenance agreement paid through July 2027
- Quartz, granite & butcher block surfaces throughout
- Two reverse osmosis systems (kitchen & billiard room bar)

Kitchen Highlights

- 60" built-in stainless refrigerator/freezer
- 48" stainless gas double oven/range
- Wolf ice maker & dishwasher
- Quartz countertops with reverse osmosis at sink
- Pot filler at gas range
- 1100 CFM stainless vent hood