

Exclusive Luxury Build Features

26041 Crown Ranch Blvd | Montgomery, Texas | Crown Ranch

4,961 SF | 1.846 Acres

This custom luxury home by **G&G Designs** was designed for buyers who care about more than square footage. It delivers the kind of **fit, finish, engineering, and exclusivity** that is immediately felt and rarely duplicated. From the first impression at the entry to the performance of the systems behind the walls, this residence was built to stand above standard construction.

Architectural presence and arrival

- Located in **Crown Ranch** on a **1.846-acre homesite** in Montgomery, Texas.
- Approx. **4,961 square feet** of luxury living space.
- Striking front elevation anchored by **four gas lanterns**, creating a warm, estate-style arrival experience.
- Custom steel-and-glass French entry doors with a **multi-point locking system**, offering a stronger seal, elevated security, and a more substantial feel than a standard single-point entry door.
- Tongue-and-groove ceiling detail at the entry.
- Custom masonry detailing, including herringbone brickwork and upgraded exterior Old World mortar finish for a richer, more custom appearance.
- Premium exterior columns of fiberglass/concrete composite construction.

Fit and finish craftsmanship

- **Level 5 float and finish on all walls, including the garage.** This is the highest drywall finish level used in residential construction and creates the smoothest, most uniform surface.
- Custom millwork and trim details throughout primary living spaces.
- Double crown molding in key public areas including the entry, kitchen, dining, family room, and office, with layered crown treatment in select ceiling features.
- Tall baseboards and elevated trim package.
- True custom site-built cabinetry throughout the home. Every drawer and cabinet was built specifically for its location within the home.
- Soft-close drawers and doors throughout.

Chef's kitchen: luxury + performance

- A true luxury kitchen anchored by a **48-inch Thermador professional range** with **double ovens** and an integrated **center griddle**.
- Full **Thermador** appliance package carried consistently through the kitchen for a cohesive luxury presentation.
- **Thermador dishwasher, model DWHD640EFP/27**, with a **48 dBA** silence level, **Chef's Tool Drawer third rack**, Wi-Fi connectivity via Home Connect, and AquaStop leak protection.
- **Thermador wine reserve, model T24UW925LS/01**, featuring **dual-zone storage**, **full-extension wine racks**, **UV-resistant tempered glass**, and storage for **up to 41 bottles**.
- Built-in Thermador refrigerator and freezer columns integrated into custom cabinetry for a seamless, architectural look.
- Pot filler over the range.
- Farmhouse apron-front sink with elevated brass-toned fixture package.
- Under-cabinet lighting.
- White oak floating shelves.
- Venetian plaster vent hood.
- Venetian plaster barrel ceiling detail with integrated rope lighting for ambient evening illumination.

Stone and material selections

- **Taj Mahal quartzite** in the kitchen, carrying the soft, warm luxury tone the home was designed around. Taj Mahal quartzite is sourced from **Brazil**.
- Quartz countertops at the island and butler's pantry.
- Soapstone countertops in the primary bath and office.
- Full-height natural stone backsplash detailing in key kitchen areas.
- Decorative herringbone backsplash treatment for added visual texture and a decadent backdrop for your entertaining.
- Engineered white oak flooring through primary living areas.
- Solid wood stair treads with a custom-finished stair presentation.

Butler's pantry and secondary prep space

- True butler's pantry designed as a **secondary kitchen workspace**, not just overflow storage.
- Additional countertop workspace for prep, staging, coffee service, catering, or entertaining.

- Appliance-ready pantry setup with water line for secondary refrigeration/ice capability.
- Natural light in the butler's pantry, a detail rarely carried into support spaces.
- Cabinetry and finish continuity that matches the main kitchen, reinforcing the home's luxury consistency.

Bespoke lighting and design atmosphere

- Oversized pendant lighting over the island.
- Statement chandelier anchoring the dining area.
- Layered lighting approach combining ambient, accent, and task lighting.
- Adjustable lighting temperature was discussed during the walkthrough, with the builder noting flexibility between warmer and cooler light appearance.
- Design selections curated by **Lyrd**, contributing to the layered material palette, warm metals, coordinated finishes, and room-by-room variation that keeps the home feeling custom rather than repetitive.

Indoor-outdoor entertaining

- Large sliding/bifold-style rear door system creating seamless indoor-outdoor connection.
- Outdoor kitchen featuring a built-in **Renaissance Cooking Systems (RCS)** grill.
- Outdoor refrigerator.
- Pass-through service window at the kitchen sink, connecting interior prep space to the exterior entertaining area.
- Covered patio with multiple ceiling fans.
- Prewire for exterior speakers and cameras.
- Outdoor fireplace designed for wood burning with gas-log option discussed by the builder.
- Dedicated pool/guest bath placement that supports future pool use and cleaner entertaining flow.

Bathrooms with expert execution

- **Floor-to-ceiling tile in all bathrooms**, a major departure from typical builder height cutoffs.
- Frameless shower glass, with **8-foot glass height** in key shower installations
- **Schluter waterproofing system** behind shower installations, a significant hidden-value upgrade for long-term durability.
- Freestanding soaking tub in the primary bath.
- Custom cabinetry in bath spaces.

- Premium beveled mirrors with hidden attachment in bathrooms.
- Decorative tile inserts, basketweave/pattern details, and a differentiated tile story from bath to bath, reinforcing the exclusive custom-home feel.

Primary suite features

- Large primary bath with soapstone vanity surfaces.
- Expansive closet with approximately **11-foot ceiling height**, built-in drawers, built-in shelving, and floor-to-ceiling storage.
- Spacious primary bath layout designed with both luxury and livability in mind.
- Cathedral style ceiling complete with wooden beams and numerous windows open to the immense pines dotting the backyard.

Functional luxury spaces

Mudroom

- Custom-built mudroom/drop zone off the garage
- Bench seating, hook storage, and built-in cabinetry.
- Countertop workspace for mail, bags, and daily organization.

Laundry room

- Full sink.
- Custom cabinetry.
- Gas and electric dryer connections.
- Utility storage and practical charging/storage considerations for cordless cleaning tools.
- Security system and wireless router is housed here with repeaters strategically placed throughout the home for lossless internet connection.

Windows, doors, and finish details

- **Andersen black windows throughout the home**
- Multi-point front door hardware system creates a tighter, more secure, more premium entry experience than standard locksets.
- Tall baseboards and high-finish trim treatment throughout visible areas.

HVAC, comfort, and air quality

- Dual **Lennox Elite Series** HVAC systems.
- Lennox states this series delivers **up to 22.00 SEER2** efficiency, uses **variable-capacity** operation, and can run as quietly as **60 dB**.

- Smart Lennox thermostat / iComfort-style control interface with visible humidity monitoring and integrated comfort control.
- Zoned airflow strategy with dampers
- Return air in bedrooms and office spaces for improved room balancing and reduced pressure issues.
- Whole-home **Aprilaire media filtration** observed in the attic mechanical area.
- Fresh air intake system discussed during the walkthrough for a better-sealed, better-balanced home environment.

Attic, insulation, and hidden performance

- **Conditioned attic**, a major premium-performance feature.
- Entire roofline spray-foamed
- Ductwork located inside the conditioned envelope rather than in a superheated conventional attic.
- The conditioned attic should stay much closer to interior temperature than a traditional attic, helping HVAC efficiency and long-term system performance.
- This home was built with a systems-based comfort strategy, not just upgraded equipment.

Structural and behind-the-walls quality

- Subfloor as approximately **1 1/8-inch** thickness versus a more typical thinner builder-grade assembly. Allowing for enhanced durability and less extraneous noise.
- Open web floor truss system to allow cleaner mechanical routing and a more rigid second-floor feel.
- The home shows deliberate attention to hidden construction quality, not just visual finishes.

Hot water and plumbing infrastructure

- Dual **Rinnai tankless water heaters**.
- Tankless design supports continuous hot water delivery without a standard storage tank.
- Oversized main water lines for improved household pressure and performance.
- Water softener / filtration rough-in ready.

Smart home and low-voltage prep

- Cat6 wiring throughout much of the home.
- RG6 coax wiring.
- Prewire for cameras and speaker locations.

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- Centralized low-voltage / internet hub.
- Wireless access point to reduce dead spots.
- Fiber-ready conduit setup

Garage and site support

- Two Oversized garage doors with approximately **18' x 8' garage doors**.
- Approximate **25-foot depth** in the garage, designed to better accommodate larger vehicles.
- Wi-Fi-enabled garage door openers.
- LED garage lighting.
- Water softener prep at garage utility area.
- Irrigation system with **17 zones** and increased water lines size for decreased watering times.
- Large-lot infrastructure and utility planning consistent with an estate-style property.

This is not simply a large home with upgraded finishes. This is an **exclusive G&G Designs custom build** that combines **luxury fit and finish, engineered comfort, premium branded systems, and emotionally compelling design**. The result is a residence that feels rarer, lives better, and presents at a level that even elevated construction cannot replicate ... this is the G&G promise.

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Welcome Home