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KIMBERLY HARDING GROUP

13074 Victoria Trace, Montgomery, Texas, 77316

Crown Ranch

Crown Ranch is an exclusive, gated master-planned community located in Montgomery, TX situated near the extension of the 249 toll road, enhancing connectivity to surrounding areas. This peaceful, exclusive community is known for its spacious homes, large lots and beautiful landscapes offering a serene, country-like setting while conveniently located near city amenities. Residents have access to a community pool, playground, tennis courts, volleyball court, splash pad, and 7 miles of hiking/walking trails.

The Property

Located in Grimes County's desirable low **1.38 tax rate** while attending ***Magnolia ISD**, this fully fenced property is nestled on a serene **1.11-acre** lot with wooded surroundings and no back neighbors, offering picturesque views of the lush green backyard. Beautifully **renovated** in 2024, the stunning **custom home** features **4,148-sq ft**, 5 bedrooms, 3.1 bathrooms, game room/media room, formal dining area, sun room, mud room and much more. Bonus exterior features include the **45' x 40' workshop/garage**, extended driveway with **remote gate** access, **porte-cochere** and whole-house **generator**. **Based on MISD Application-Based Limited Enrollment Program on 6/4/26 via MISD.org.*

2024+ Improvements, Updates & Features

Exterior

- Porte-cochere
- "X" style black-stained ranch fencing
- Craftsman style pillars with limestone bases
- Natural limestone to house, columns, and front of garage
- Porcelain tile on front porch and steps
- Remote access electric driveway gate
- Natural limestone to culvert head walls
- Drip irrigation system to flower beds
- Benjamin Moore paint entire house and trim

Exterior Patio

- 45' x 8' Workshop covered patio
- Ceramic tile includes custom chest/checker, hopscotch and tic-tac-toe board
- Ceiling fans, LED lighting & large seating area

Workshop / Garage

- 45' x 40' workshop/garage with 17' eave height with floor coating
- 16 x 10 roll up doors
- 4:12 pitch roof with 1-foot overhangs
- Foam insulated ceiling with 6-inch wall and 4-inch walls
- Approximately 600 ft.² loft storage room
- High bay LED lights
- 100-amp electrical service
- Copper airline plumbing
- 4 custom windows
- 3-ton HVAC
- Water connections
- Built-in oven

Sunroom

- Climate controlled with 1-ton HVAC
- Porcelain tile flooring
- Ceiling fans with lights
- LED ceiling lights

Entry

- Benjamin Moore paint, including walls, baseboards, and crown molding
- Hand scraped hardware flooring
- Solid Iron 8-foot double doors
- Motorized front door shades
- Ledger stone around front door and entry wall
- Hardware on front door
- Chandelier

Kitchen

- Hand scraped hardwood flooring
- Motorized shades on windows
- Refrigerator
- Dishwasher
- 8-burner gas range
- Double ovens
- Mont Blanc quartzite countertops and backsplash
- Enlarged island with Mont Blanc quartzite
- Garbage disposal
- Reverse osmosis water dispenser
- Benjamin Moore paint, all cabinetry
- Custom hardware knobs/pulls
- Hanging ceiling lights
- Ledger stone window wall accent
- Electrical plugs and outlets

Primary Bedroom

- Benjamin Moore paint, including closets, ceiling, baseboards, and crown molding
- Plantation shutters
- Hand scraped hardwood flooring
- Motorized shade on the back bedroom door
- Custom drapery
- Chandelier
- Ceiling LED lights
- Lighting, fixtures and door knobs
- Outlets and light switches

Dining room

- Benjamin Moore paint, including walls, baseboards, and crown molding
- Hand scraped hardware flooring
- Plantation shutters
- Chandelier
- Electrical plugs and light switch switches
- Hardware on entry closet
- Wall lights sconces
- Ceiling LED recessed lights
- Perimeter light above dining room table

Living room

- Hand scraped hardwood flooring
- Motorized shades on French doors and windows
- Granite fireplace with waterfall edging
- Benjamin Moore paint includes wall, ceiling, baseboards, crown molding, and both shelves by fireplace
- Wallpaper behind shelves, professionally installed
- Cabinet doors on shelves
- Chandelier
- Recessed LED ceiling lights
- Drapes
- Electrical plugs and light switches

Primary Bathroom

- Exotic Fuchsite Crystal quartzite countertops with waterfall edging
- Benjamin Moore paint, all cabinetry
- Custom hardware knobs/pulls
- Plantation shutters
- Vanity mirrors and light fixtures
- Ceiling Fandelier (*hybrid ceiling fan/light fixture*)
- Smart toilet with bidet plus dryer
- Natural Jurassic Onyx bowl sinks
- Enlarged shower with tile surrounding and flooring
- Shower hardware
- Tub faucet
- Private door to water closet
- Outlets and light switches
- Custom format tile on walls and floors

Powder/Half Bathroom

- Smart self-flushing toilet with bidet plus dryer
- New Taj Mahal quartzite on vanity and backsplash
- Selfie-light vanity mirror
- Porcelain tile accent wall behind toilet
- Benjamin Moore paint, including wall, ceiling, and baseboards
- Hand scraped hardwood flooring
- Plantation shutters
- Benjamin Moore painted vanity cabinets
- Hardware on cabinets
- Electrical plugs and light switches
- Custom bowl-style sink and faucet
- Ceiling lights
- Vanity light

Guest Bedroom #1 (blue)

- Gyro rotating ceiling fan with light
- Zebra shades
- Benjamin Moore paint includes walls, ceilings, and baseboards
- Hand scraped hardwood flooring
- Hardware on door
- Electrical plugs and light switch

Guest bathroom

- Taj Mahal quartzite countertop
- Custom vessel sink
- Porcelain tile wall, large format
- Porcelain tile mosaic flooring
- Shower hardware
- Benjamin Moore paint, vanity cabinetry
- Hardware on cabinets
- Ceiling fan with light
- Toilet
- Electrical plugs and light switch
- Shower sliding door

Game room/media room

- Benjamin Moore painted walls, ceilings and baseboards
- Hardware
- Plush carpet and pad
- Mini blinds

Laundry Room and Pantry

- Mont Blanc quartzite countertops in laundry room
- Coffee bar with Mont Blanc quartzite countertop
- Benjamin Moore painted cabinets and shelves and pantry/laundry room
- Hand scraped hardwood floor flooring
- Custom hardware
- LED ceiling lights/lights
- Electrical plugs and switches

Guest bedroom #2 (gray)

- Zebra shades
- Benjamin Moore, paint walls, ceilings, and baseboards
- Hand scraped hardwood flooring
- Hardware on doors
- Electrical plugs and light switch
- Ceiling fan with light

Guest hall and stairway

- Benjamin Moore painted wall, ceilings, and baseboards
- Plush carpet and pad on stairs
- 2 sliding barn doors
- Hardware and knobs

Guest Bedroom Upstairs – New Addition

- 1 ton HVAC
- Bedroom includes extra-large closet
- Luxury vinyl flooring
- Blinds
- LED ceiling lights
- Ceiling fan with light
- Hallway with two closets

Guest Suite Bedroom

- Plantation shutters
- Luxury vinyl flooring
- Extra-large closet
- LED ceiling lights
- Ceiling fan with light
- Benjamin Moore painted ceiling, walls, and baseboards
- Doors and hardware
- Curtains

Guest Suite Bathroom – New Addition

- Complete tiled shower, new hardware, plumbing, etc.
- Sink with vanity and lighting
- Ceiling lights
- Linen closet
- Toilet/plumbing
- Marble tile flooring
- Benjamin Moore paint on walls and ceiling
- Shiplap accent wall behind vanity mirror and in water-closet

Mudroom - New addition

- Luxury vinyl flooring
- Benjamin Moore painted walls and ceilings
- Hardware, doors and knobs
- Water treatment closet with new equipment