



Luxury Features & Upgrades

101 Grandview Blvd • Montgomery, Texas

An exceptional residence where resort-style living meets modern sophistication — every detail thoughtfully designed for comfort, elegance, and effortless entertaining.

Property Details

5 Bedrooms

Spacious layouts with private bathrooms for secondary rooms

4.5 Bathrooms

Spa-inspired finishes and modern luxury throughout

~4,259 SqFt

Expansive open-concept floor plan built in 2022

1-Acre Lot

Private setting with beautiful nature and wildlife views

2022

Year Built

Nearly new construction with modern systems

4,259

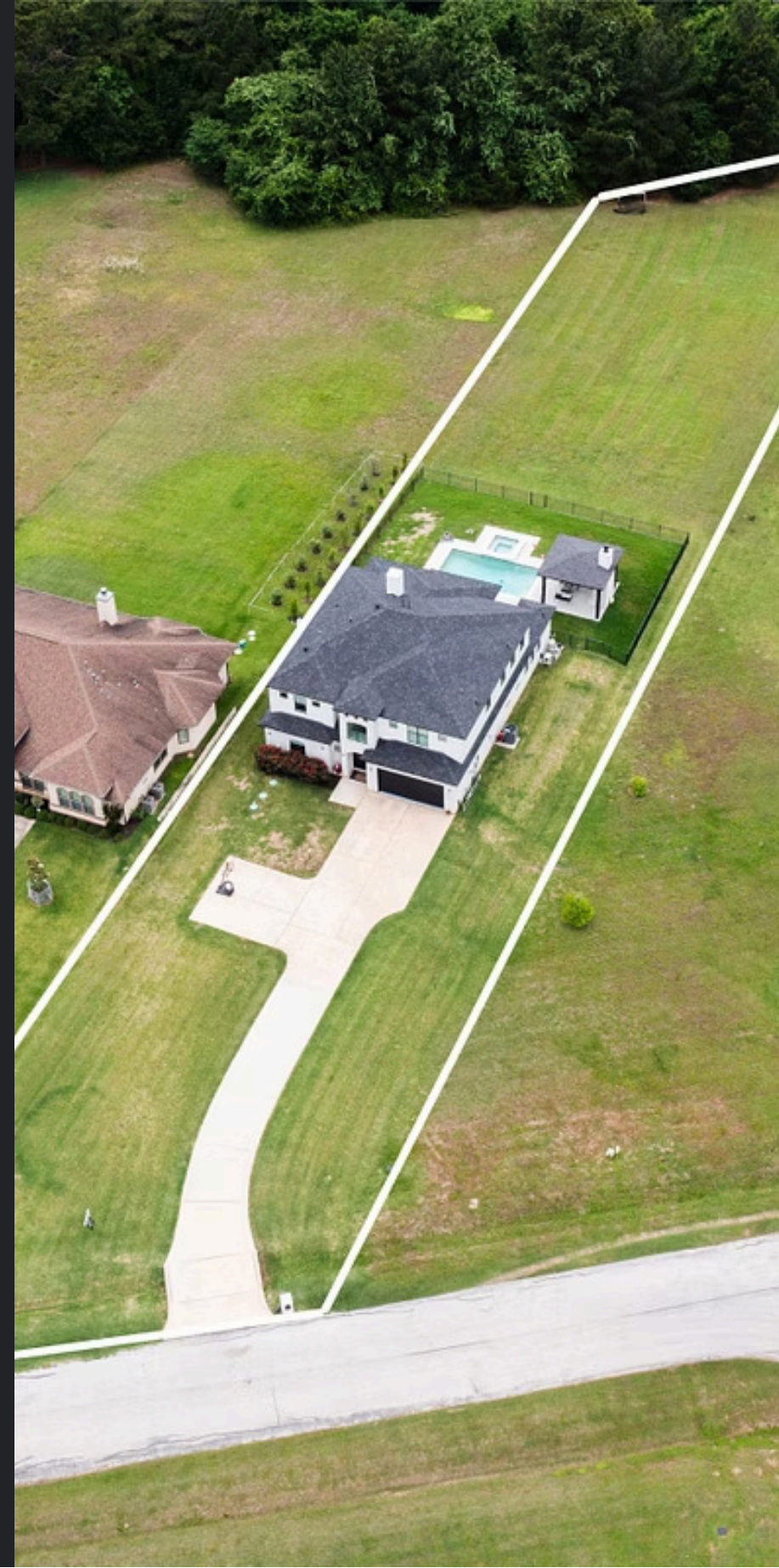
Square Feet

Generous living space across two floors

2032

Pool Warranty

Plaster warranty valid through 2032



Interior Features

Chef's Kitchen

- White Quartz Countertops
- Premium JennAir Appliance Package
- 6-Burner Gas Cooktop
- Smart Oven Controlled via App
- Built-In Microwave/Oven Combination
- Built-In Luxury Coffee Machine
- Farmhouse Sink
- Spacious Stainless Steel Refrigerator
- Oversized Walk-In Pantry
- Extensive Cabinet Storage
- Open-Concept Layout Perfect for Entertaining

Primary Suite Retreat

- Oversized Primary Bedroom
- Spa-Inspired Primary Bathroom
- Frameless Oversized Walk-In Shower
- Dual Independent Vanities
- Large Walk-In Closet

Bedrooms & Bathrooms

- 5 Spacious Bedrooms
- 3 Secondary Bedrooms with Private Bathrooms
- Upstairs Shared Bathroom with Separate Sinks
- Modern Luxury Finishes Throughout

Lighting & Design

- Designer Modern Chandeliers
- Luxury Lighting Fixtures Throughout
- Expansive Windows with Incredible Natural Light
- Modern Rustic Design Elements
- Beautiful Views of Nature & Wildlife



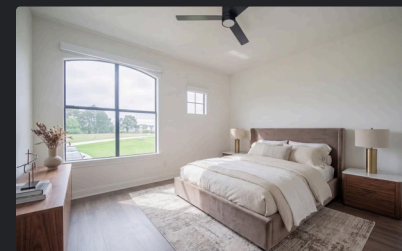
Chef's Kitchen

Premium JennAir appliances, quartz countertops, and an open-concept layout built for entertaining



Primary Suite

A true spa retreat with frameless walk-in shower, dual vanities, and an oversized walk-in closet



Bedrooms & Light

Five spacious bedrooms flooded with natural light, designer chandeliers, and modern rustic finishes

Smart Home & Systems

This home is equipped with cutting-edge technology and infrastructure designed for modern living — from app-controlled lighting to EV readiness and whole-home power backup.



Smart Home Control

Entire home managed through a single mobile app — lighting, blinds, and more at your fingertips



Electric Blinds

Motorized blinds in the living room and kitchen, plus premium upstairs window treatments



Water Filtration

Whole-home water filtration system ensuring clean, purified water at every tap



Generator Ready

Whole-home generator hookup already in place — peace of mind during any outage



EV Charging

EV charging setup installed in the garage, ready for your electric vehicle



Epoxy Garage Floors

Professionally finished epoxy-coated garage floors for a clean, polished look

Outdoor Living

Backyard Retreat

- Resort-Style Pool with Plaster Warranty through 2032
- Gunite Warranty until 2027
- Private Sauna
- Covered Outdoor Living Area
- Outdoor Fireplace
- Fully Equipped Outdoor Kitchen
- Built-In Gas Grill
- Quartz Countertops
- Outdoor Refrigerator
- Designed for Entertaining & Family Gatherings

Pool Details

The resort-style pool features a premium interior plaster finish backed by a **warranty through 2032** and a Gunite structural warranty through 2027 — giving you years of worry-free enjoyment.

- ✔ Plaster Warranty: Through 2032 · Gunite Warranty: Through 2027

Outdoor Kitchen

The fully equipped outdoor kitchen features a built-in gas grill, quartz countertops, and an outdoor refrigerator — everything you need to host unforgettable gatherings under the Texas sky.



What the Sellers Love Most

Straight from the people who call it home – here's what makes **101 Grandview Blvd** truly special.

Peaceful Community

Quiet and serene neighborhood ideal for family living, with privacy and tranquility that's hard to find

Resort-Style Backyard

The pool, sauna, outdoor kitchen, and fireplace make every weekend feel like a vacation at home

Year-Round Comfort

A spacious floor plan that stays comfortable in every season, with natural light pouring in throughout

Entertainer's Dream Kitchen

Open-concept layout with a large walk-in pantry and exceptional storage – perfect for hosting guests

Luxurious Primary Suite

The spa-inspired bathroom and oversized closet make the primary suite a true daily retreat

Wildlife & Nature Views

Wake up to deer and birds from your windows – beautiful, peaceful views of nature every single day

Prime Montgomery Location

Close to shopping, dining, and everyday conveniences while still offering the privacy of a private retreat



101 Grandview Blvd Montgomery, Texas

A rare opportunity to own a nearly new, resort-caliber home on a private one-acre lot – where every detail has been thoughtfully crafted for luxury, comfort, and lasting memories.

5 Beds · 4.5 Baths

Spacious layouts for every member of the family

4,259 SqFt · 1 Acre

Room to live, entertain, and breathe

Built 2022

Modern systems, smart technology, and warranties in place