

24005 Old Dobbin

24005 Old Dobbin Plantersville Road | Montgomery, Texas 77316

A custom residence created to make everyday life feel like a private retreat, 24005 Old Dobbin pairs artisan craftsmanship with resort-style outdoor living and thoughtfully planned equestrian amenities. Set on approximately 8.13 acres inside prestigious Perfection Ranch, the property offers remarkable privacy, mature park-like grounds, and an easy connection between home, land, and horses.

Key Offering	Details
Acreage	Approx. 8.13 acres in gated Perfection Ranch
Residence	Custom-built in 2014 with 5,899 sq. ft., 5/6 bedrooms, 6 full baths and no half baths
Garage	Four oversized bays with pass-through backyard access and room for extended-bed dually trucks
Outdoor Living	40-foot lap pool, hot tub, sun shelf, 3,000+ sq. ft. travertine patio and stocked pond with island
Equestrian Features	60-foot round pen, wash stall, non-climb fencing and multiple serviced outbuildings
Community Amenities	10-acre lake, lighted indoor arena, 5-acre jump field, tennis, pavilion and party room

THE RESIDENCE - 5,899 SQ. FT. OF CUSTOM CRAFTSMANSHIP

Designed with warmth, scale, and enduring materials, the home is distinguished by handcrafted finishes, generous ceiling heights, integrated technology, and flexible accommodations for family and guests.

Artisan Details

- Hand-troweled stucco exterior and hand-troweled interior wall texture
- Custom cabinetry fabricated on site by hand
- Hand-painted terra-cotta tile accents on the staircase
- Solid knotty alder interior doors
- Tongue-and-groove ceiling treatments

Comfort & Convenience

- 12+ foot ceiling heights throughout the downstairs living areas
- Real-wood plantation shutters and motorized window shades
- Whole-home audio with speakers in every room and on the patio
- Central vacuum system
- Air-massage bathtub
- Private-access guest or in-law suite
- Four-bay garage with pass-through access to the backyard

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OUTDOOR LIVING & PARK-LIKE GROUNDS

The grounds were planned for both beauty and use - from poolside afternoons and quiet evenings by the pond to expansive drives and irrigated lawns that accommodate equestrian life with ease.

Resort-Style Setting

- 40-foot lap pool with refreshed plaster and tile, hot tub, and generous sun shelf
- More than 3,000 sq. ft. of travertine pool and patio decking
- Approx. quarter-acre stocked pond with island, well connection, and drainage gate for fish management
- Acres of turf grass, mature trees, and extensive privacy landscaping
- Low-maintenance landscape design

Land & Infrastructure

- Irrigation across approximately 95% of the property with 50 zones
- Private well with water-softening system
- More than 15,000 sq. ft. of concrete driveway engineered for horse-trailer access
- Mosquito-misting system serving the outdoor areas

PRIVATE EQUESTRIAN FEATURES

Designed for Horses

- 60-foot wood-and-steel, extended-height round pen with deep drainage, prepared footing base, and viewing bleachers
- Non-climb horse fencing
- Concrete-block horse wash stall

Flexible Outbuildings

- Multiple horse or recreation buildings, each supplied with electricity and water
- Large building currently used for chickens and designed to convert to a foaling stall

PERFECTION RANCH AMENITIES

Ride & Gather

- Lighted indoor riding arena
- Five-acre jump field
- Covered entertainment pavilion with kitchen
- Climate-controlled community party room

Lake & Recreation

- 10-acre stocked subdivision fishing lake
- Community fishing pier
- Tennis courts
- Gated neighborhood setting with concrete streets

PROPERTY SYSTEMS

Construction & Efficiency

- Clay tile roof
- Spray-foam insulation
- Four HVAC systems

Utilities & Backup Power

- Three tankless water heaters
- Whole-home generator with buried propane tank