

$ 899,000.00

# 13117 ROYAL HILL

13117 Royal Hill

https://houston-re.com

- 4 beds
- 3 baths
- Single-Family
- Active
- 3520 sq ft

PICTURES ARE OF A SIMILAR HOUSE BUILD BY THE BUILDER IN THE SAME NEIGHBORHOOD. VERY SIMILAR FLOORPLAN AND SAME FINISHES. SCHEDULED TO BE FINISHED DECEMBER 2023. New Construction in much desired gated community of Crown Ranch. Spectacular one story, 4 bedroom, 3 full bath home with study, game room, nice...

## BASIC FACTS

**MLS #:** 29738963

**Date added:** 06/14/23

**Post Updated:** 2023-06-14 19:40:28

**Status:** Active

**Bedrooms:** 4

**Bathrooms:** 3

**Baths Full:** 3

**Area:** 3520 sq ft

## ROOMS & UNITS DESCRIPTION

**Room Count:** 9

**Master Bath Desc:** Primary Bath: Separate Shower

## PROPERTY DETAILS

**Parcel Number:** 3510-001-0510

**Lot Desciption:** Cul-De-Sac,Subdivision Lot

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Subdivision:** CROWN RANCH SEC 2

**Builder Name:** Mendoza HomeBuilders

**Price Sq Ft List:** 255.40

**Acres:** 1

**Dwelling Type:** Free Standing

**New Construction:** 1

**Stories:** 1

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions

## PROPERTY FEATURES

**Exterior:** Controlled Subdivision Access,Covered Patio/Deck,Subdivision Tennis Court

**Interior:** Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Cool System:** Central Electric

**Energy:** Ceiling Fans,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows

**Kitchen Desc:** Island w/o Cooktop,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Other Water/Sewer,Septic Tank

**Microwave:** 1

**Siding:** Cement Board,Stone,Stucco

## LOCATION DETAILS

**Area:** 60

**County Or Parish:** Grimes

**School District:** 129 - Navasota

**Directions:** From 1488W: Exit to 149N and turn left for 149 N. Left to FM 1486. Right to Crown Ranch Blvd. Left to Royal Hill Court. House will be on the left

**School Elementary:** HIGH POINT ELEMENTARY SCHOOL (Navasota)

**School Middle:** NAVASOTA JUNIOR HIGH

**School High:** NAVASOTA HIGH SCHOOL

## MISCELLANEOUS

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Gas Dryer Connections,Washer Connections

**Disclosures:** No Disclosures

**Disposal:** 1

**Range:** Deed Restrictions

**Legal:** CROWN RANCH SEC. 2, BLOCK 1, LOT 51 **Legal Subdivision:** CROWN RANCH

## FEES & TAXES

**Other Mandatory Fee:** Transfer Fee **Fee Other:** 1

**Fee Other Amount:** 400

## COURTESY OF

**List Office Name:** RE/MAX The Woodlands & Spring