



Under Contract - Pending on Market

\$1,190,000

Call (832) 277-0140 Today!

GENERAL DESCRIPTION

Subdivision: Crown Ranch
Property Type: Single-Family
Bedrooms: 5
Baths: 3 Full & 1 Half
Stories: 2
Garage: 4 / Attached/Detached
Style: Traditional
Year Built: 2010
Building Sqft: 4,148 / Seller
Lotsize: 48,352 / Appraisal District
Maintenance Fee: \$1,950 / Annually
Market Area: Magnolia/1488 West
MLS# / Area: 5566183 / 60

13074 VICTORIA TRACE, MONTGOMERY, TX 77316

5 BEDS, 3 FULL & 1 HALF BATH(S)

Located in Grimes County's low 1.38 tax rate, this fully fenced property is nestled on 1.11-acre lot w/ wooded surroundings & no back neighbors. Fully renovated in 2024, this custom home features an elevated 45' x 40' workshop/garage w/ graded drainage, extended driveway & parking w/ 3-car porte-cochere, remote access driveway gate, X-style black-stained fencing & 20k whole-house Kohler generator. Step inside where exceptional craftsmanship & attention to detail define every space! Designer finishes include hand-scraped hardwood flooring, motorized window shades & a dramatic granite fireplace w/ waterfall-edge. The chef-inspired kitchen is appointed w/ exquisite Mont Blanc quartzite counters & backsplash, professional-grade Forno 8-burner gas range & double ovens. Luxurious bathrooms rival a private spa, featuring rare Natural Jurassic Onyx vessel sinks & Exotic Fuchsite Crystal quartzite counters. Every finish has been thoughtfully selected! See Flyer under Documents tab & Video too.



Get in touch
Kimberly Harding

(832) 277-0140



Call It Closed Int'l Realty
9452257211

13074 Victoria Trace, Montgomery, TX 77316

Visit <https://www.har.com/5566183> for more information