

Community Facts

Crown Ranch is a master-planned community nestled in the hills of Montgomery and Grimes Counties. This gated, acreage community features an impressive, beautifully landscaped entrance with a stone and wrought iron fencing. Here are a few important facts about the community:

Home Size:

- ▶ Section I minimum square footage, 2000' - 3000'
- ▶ Section II minimum square footage 2300' (1 story), 2800' (2 story)
- ▶ Section III minimum square footage 2500' (1 story), 2800' (2 story)

Home Style:

- ▶ Section I - 3 sides 40% brick, stucco or stone
- ▶ Section II & III - 51% brick, stucco or stone (balance can be Hardiplank)
- ▶ Option to build a guest quarters between 500 - 1500 square feet

No time limit to build - build when you are ready. You can select your own builder or choose from our Select Builder List.

Horses:

- ▶ Section I - one horse per acre (1.5 acre minimum)
- ▶ Section II & III - one horse per 1.5 acres (3 acre minimum)

Amenities:

- ▶ Proposed 25+ acre lake, with nature park
- ▶ Ten acre park with:
 - Swimming pool, clubhouse & pavilion
 - Splash pad
 - Fishing pier
 - Tennis courts
 - Basketball court and Sand volleyball court
 - Picnic areas and playground
 - Soccer field
 - Over 9 miles of nature trails for hiking, biking or riding throughout the community
 - Section III 4-acre park

Schools:

- ▶ Magnolia or Navasota Schools

Utilities:

- ▶ All underground utilities
 - Electric
 - Natural gas
 - Fiber optic cable
 - Water
 - Telephone
 - Fire hydrants and street lights

Property Owner's Association:

- ▶ Dues \$540 annually
- ▶ Architectural design control
- ▶ Maintains parks and amenities

No MUD tax and low tax rate:

- ▶ Section I & III Montgomery - \$2.1776 per \$100.00 valuation*
- ▶ Section II & IV, Grimes - \$1.78 per \$100.00 valuation*

* 2012 tax rate. Consult your title company or appraising entity for accuracy. Homestead exemption available.

Excellent
financing options
available through
Preferred Lenders