

10195 CROWN RANCH BOULEVARD

Grimes County



HOME HIGHLIGHTS



INDOORS:

Primary bath has new vanity, countertop, sinks, fixtures and bathtub.

Primary closet includes new built-in dressers and storage. (2019)

All secondary bathrooms have updated granite countertops, sinks and fixtures. (2026)

New staircase and railing. (2026)

New paint (2026)

New carpet (2026)



KITCHEN:

All Thermador kitchen appliances, Fridge, Freezer, Wine Cooler, Microwave, Oven, Stove/Cooktop and Dishwasher. (2019)

New quartz island countertop, new sink, new faucet. (2026)



OUTDOORS:

Negative edge pool with spa and in-floor cleaning system. Water and fire bowls. System can be converted to salt water. (2020)

Outdoor living room with grill and fireplace. Covered back porch downstairs. (2020)

12 camera Lorex security. Ring doorbell.

Invisible dog fence. (2019)

25 zone automatic sprinkler system. Expandable and runs on private well.



BUILT IN SYSTEMS:

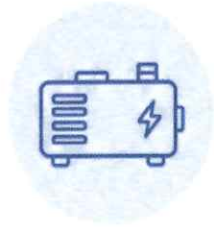
All AC systems have Air Scrubber UV air cleaning technology.

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Whole house generator. 30kw Cummins Onan Liquid Cooled.

New septic system (2022)

Whole home wifi mesh.

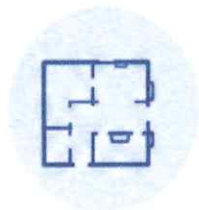
Whole house water filtration system.

Water softener.

Exterior lights are automated.

Bose surround sound and outdoor speakers included.

Epoxy floors in both garages.



EXTRA:

1000 sqft flex space added in 2022. Currently used as a gym but could be built out and used for any need.

6349 sqft on 7.6 acres. 2 lots. 3.8 acres can be sold for development.

4 bed, 3.5 bath.


kc.



PAM WESTLAKE
REALTY GROUP

KRISTEN CLAYTON

your neighborhood realtor