



WELCOME HOME



**7002 Bowie Court,
Montgomery, TX 77316**

Offered at \$1,650,000



4,533 SF



3/1 Bathrooms



4 Bedrooms



3-Car Garage



1.34 Acres



Sparks Custom
Homes



Pictured: Staging at a previous build

Exclusively Brought to You By:

The Evan Ballew Group

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COMPLETED FEBRUARY 2026



7002 Bowie Court | Montgomery, TX

Welcome to this standout 1-story custom build by Sparks Custom Homes—one of the finest offerings in High Meadow Estates! A well-designed floorplan offers 4 bedrooms, 3.5 baths, a private study and spacious gameroom complete with a wet bar. The living space is defined by vaulted ceilings with exposed reclaimed barnwood beams and a wood-burning fireplace, complemented by 7" white oak flooring, custom 8 ft solid core doors and an integrated surround sound. The kitchen delivers at the highest level featuring carrara marble counters, an llve range, striking designer vent hood and a grand walk-in pantry with a concealed scullery. The utility room is equally impressive with built-in cabinetry and a sink. Outside, the expansive covered back porch showcases cathedral ceilings, a wood-burning fireplace and a fully equipped outdoor kitchen. Set on 1.34 acres, residents enjoy access to the community pool, tennis courts, parks, pavilion and highly rated Magnolia ISD schools, all just minutes from shopping, dining and Lake Conroe



FEATURES & UPGRADES

**7002 BOWIE COURT
MONTGOMERY, TX 77316**

INSIDE THE PRESTIGIOUS HIGH MEADOW ESTATES

- > Reclaimed barn wood wrapped beams in vaulted rooms
- > Custom, 8 ft. solid core doors throughout the home
- > Home audio surround sound system
- > Carrara marble countertops throughout
- > Panel ready commercial grade appliances in main kitchen
- > Scullery kitchen in separate walk-in pantry
- > 7-inch wood plank throughout the first floor
- > Tile flooring in wet areas
- > Vaulted ceilings in the entry, family room, primary bedroom and back patio
- > Additional interior insulation in the primary suite and laundry walls
- > Tankless Rinnai water heater with circulatory system
- > 3 porches, totaling 775 square feet of cover porch area
- > (2) 4-ton Lennox compressors
- > Front and rear Rainbird sprinkler system
- > Texas sized, 3-vehicle garage with 9' doors

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Sparks Custom Homes

HIGH MEADOW ESTATES

THE VISION

High Meadow Estates is one of the flagship communities of High Meadow Development. The vision started nearly 50 years ago when Jack Frey envisioned a community that offered something truly unique. That vision first came to life in High Meadow Ranch, and it continues to flourish today in High Meadow Estates.

NEIGHBORHOOD AMENITIES

High Meadow Estates offers outstanding amenities including a recreation center with resort-style swimming pool, tennis court, pickleball courts and a playground. There is a 4-acre nature preserve with walking trails and a community lake.



MORE INFORMATION

Underground Electric, Water, Natural Gas & Fiber
Montgomery County | Magnolia ISD
2023 Tax Rate \$1.5787 Before Homestead Exemption
\$1,600 | Annual Property Owner's Association Dues (gated section)
Tri-Star Community Management
Christy 832-294-4538 | Christy@tristarcmm.net

**High Meadow Estates is a 1100-acre community
which will be home to 560 families at completion**