



Jacobs Properties

CROWN RANCH 4.3

Montgomery, Montgomery County, Texas

4.3± Parklike Acres | 2,897 Square Foot Home & Barn
Open Pastures | Scattered Mature Trees | Rolling Topography
Beautiful Home Overlooking Fenced & Cross-Fenced Pastures
Open-Concept Living & Kitchen | 3 Bedrooms | 3 En-Suite Baths
1 Half Bath | Formal Dining | Office | 3-Car Garage

Improvements Include: Generator | Water Well | Flatwork
Landscaping | 3-Stall Horse Barn | Center Aisle | Tack/Feed Room
Front Awning | 8x24 Equipment Awning

Approximately 465' Frontage Along Crown Ranch Blvd

Community Features: Gated Entry | Paved Streets | Pool
Playground | Volleyball | Tennis | Pickleball Courts
Equestrian Trails | Hiking | Biking

The Home Features: Split Floorplan | Open Concept Kitchen,
Dining & Family Room | Formal Dining & Office Area

Zoned to Montgomery Independent School District
Country Living with Modern Convenience | Minutes From Historic
Montgomery and all the Area Has to Offer!

Offered for \$860,000

Directions to property:

From Hwy 105 in Dobbin take FM 1486 south for approximately 4.8 miles, turn right onto Crown Ranch Blvd, travel approximately 1.3 miles, property will be on the left. From Magnolia travel west on FM 1774, turn right onto FM 1486, travel north for approximately 5.8 miles, turn left onto Crown Ranch Blvd. Travel approximately 1.3 miles, property will be on the left.

**AMERICAN
FARM + RANCH**

Contact us: jacobsassist@gmail.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com