

Features List

18875 Rabon Chapel, Montgomery, TX 77316

Property Overview:

- Custom Home raised 32" on slab
- 13.73 Acres
- Horses/Livestock Allowed
- No Restrictions, Hay Ag Exemption
- Year Built: 2016
- Main Home 7,000 sq. ft.
- Stories: 1.5 stories
- Bedrooms: 6
- Bathrooms: 6 Full and 1 Half
- Living Room, Hearth Room, Home Office, & Kitchen (1st Floor)
- Butler's Pantry behind main kitchen with sink
- Catering Kitchen (1st Floor)
- Utility Room
- Private Study (1st Floor)
- Primary Bedroom (1st Floor)
- Primary Bath: Double sinks, soaking tub with stone surround, frameless walk-in shower
- Primary Closet: Extra laundry with stackable washer and dryer
- Secondary Bedroom (5 downstairs, 2 upstairs)
- Secondary Full Baths: (5 downstairs, 1 upstairs)
- Game Room with Extra Study, huge walk-in attic, and Full Bathroom (2nd Floor)
- Guest House 800 SF 2 stories with half bathroom

Interior:

- Living Room: Open concept with black windows, cedar beams, shiplap and brick fireplace
- Hearth Room: Floor-to-ceiling full brick fireplace
- Kitchen: Custom oversized hood vent, Wolf 6 burner range with griddle, grill, & double oven, full refrigerator and freezer, pot filler, bread warmer
- Wine Bar: Built-in bar with wine refrigerator, quartz countertop, and wine storage
- Countertops: Custom oversized butcher block island with prep sink & quartz countertops
- Flooring: True Hickory Hardwood Floors throughout
- Lighting: Recessed lighting and designer fixtures
- Utility room with sink & storage

Land & Exterior:

- 1200 SF oversized 3 car garage with epoxy floors (May 2025)
- Extra parking for RV, boat, tractor, trailer, and more
- Stocked pond
- Wet creek
- Partially fenced
- Covered porch and patio
- Pool/Spa, heated
- Sprinkler system, water softener
- Aerobic
- Water well 400' deep
- Easy access to Hwy 2854 conveniently located to Hwy 105
- 4 Acre Hay Field
- 2 - 1/4 mile private driveways, with gated entry
- 2 Mailing addresses



THE

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