



\$3,395,000.00

### 3 LACE POINT, THE WOODLANDS, TX 77382, USA

<https://test.houston-re.com>

Jack Nicklaus Golf Front along 7th Tee Box w/ Water Views of Bear Branch Lake, Fully Gated Estate Offers a Modern Take on Tuscan Countryside. Charming Brick Paved Guest Entry leads to Tiered Panoramic Gardens & Elevated Stone Entry, Double Doors Open to Venetian Plaster Walls & Hardwoods Throughout! Elegant Formal Dining w/ Groin Ceiling, [...]



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## Rooms & Units Description



**Property title:** 3 Lacey The Woodlands Texas 77382

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Down,Guest Suite,Living Area - 1st Floor,Media,Utility Room in House

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

**Photo Count:** 50

**HOA Mandatory:** 1

**Original List Price:** 3395000.00

**Key Map:** 216T

**Room Count:** 13

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Planned Community:** The Woodlands

**Subdivision Lake Access YN:** 1

**Additional School:** TOUGH ELEMENTARY SCHOOL

**Green Certification:** Energy Star Qualified Home

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## Property Details

**Parcel Number:** 9600-16-00100

**Style:** Other Style

**Builder Name:** K & C Classic Homes

**Acres:** 0.6343

**Dwelling Type:** Free Standing

**Floors:** Carpet,Stone,Wood

**Utility District:** 1

**Lot Description:** Corner,Cul-De-Sac,Greenbelt,In Golf Course Community,On Golf Course,Subdivision Lot,Water View

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 423.00

**Acres Description:** 1/2 Up to 1 Acre

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Balcony,Controlled Subdivision Access,Fully Fenced,Outdoor Kitchen,Patio/Deck,Private Driveway,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

**Roof:** Tile

**Garage Carport:** Additional Parking,Auto Driveway Gate,Auto Garage Door Opener,Double-Wide Driveway,Driveway Gate

**No Of Garage Cap:** 4

**Cool System:** Central Electric

**Pool Private:** 1, Gunite,Heated,In Ground,Salt Water

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pots/Pans Drawers,Soft Closing Cabinets,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite, Marble

**Golf Course:** The Club at Carlton Woods

**Water Amenity:** Lake View, Lake View

**Interior:** Balcony,Crown Molding,Drapes/Curtains/Window Cover,Elevator Shaft,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Spa/Hot Tub

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas,Heat Pump

**Pool Area:** 1

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Blown Cellulose,Radiant Attic Barrier

**Oven Type:** Convection Oven,Double Oven

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Stone,Stucco

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## Fees & Taxes

**Tax Rate:** 2.0208

**Tax Amount:** 42545

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer/Inframark

**Fee Other:** 1

**Fee Other Amount:** 1450/750

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## Basics



Location Details

Area: 15	County Or Parish: Montgomery
School District: 11 - Conroe	Directions: I-45 North to Woodlands Parkway exit, Take a Right on Carlton Woods Drive, through Guard House, Take a Right on Grand Regency Circle, Take a right on Lace Point.
School Elementary: TOUGH ELEMENTARY SCHOOL	School Middle: MCCULLOUGH JUNIOR HIGH SCHOOL
School High: THE WOODLANDS HIGH SCHOOL	Subdivision: WdlnDs Village Of Carlton Woods 16
Geo Market Area: The Woodlands	State: Texas
Zip: 77382	City: The Woodlands

Miscellaneous

Annual Maint Desc: Mandatory	Master Planned Community YN: 1
Realist Block: Deed Restrictions	Connections: Gas Dryer Connections,Washer Connections
Disclosures: Mud,Sellers Disclosure	Disposal: 1
Exemptions: Homestead,,,,Senior,	Finance Available: Cash Sale,Conventional,FHA
Range Type: Freestanding Range,Gas Range	Legal: S960016 - WDLNDS VIL OF CARLTON WOODS 16, BLOCK 1, LOT 1
Legal Subdivision: WOODLANDS VILLAGE OF CARLTON WOODS	Access: Manned Gate
DOM: 107	

Courtesy of

List Office Name: Aaron Harris Realty

