

**88 W GRAND REGENCY CIR, THE
WOODLANDS, TX 77382, USA**

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

A love for entertaining? This graceful estate is filled with elegance and timeless architectural detail, in one of the best cities to live in America! The Estate on Grand Regency is situated in The Woodlands, Texas home to highly sought-after luxury communities, where Carlton Woods has been at the top of the list for over [...]

\$13,000,000.00



Rooms & Units Description



Property title: 88 Grand Regency The Woodlands Texas 77382	Room Count: 20
Room Description: Breakfast Room,Family Room,Formal Dining,Formal Living,Gameroom Up,Guest Suite w/Kitchen,Home Office/Study,Library,Living Area - 1st Floor,Living Area - 3rd Floor,Media,Quarters/Guest House,Utility Room in House,Wine Room	Beds Max: 10
Bed Room Description: 1 Bedroom Down - Not Primary BR,2 Primary Bedrooms,En-Suite Bath,Primary Bed - 1st Floor,Primary Bed - 3rd Floor,Sitting Area,Split Plan,Walk-In Closet	Master Bath Desc: Bidet,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Shower Only,Primary Bath: Soaking Tub,Secondary Bath(s): Jetted Tub,Secondary Bath(s): Separate Shower,Vanity Area
Master Planned Community: The Woodlands	Photo Count: 31
HOA Mandatory: 1	

Property Details

Parcel Number: 9600-11-01600	Lot Description: In Golf Course Community
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Builder Name: Sims Luxury Builders	Price Sq Ft List: 423.22
Acres: 4.2098	Acres Description: 2 Up to 5 Acres
Dwelling Type: Free Standing	Stories: 3
Floors: Carpet,Marble Floors,Slate	Ownership: Full Ownership
Restrictions: Deed Restrictions, Deed Restrictions	Utility District: 1

Property Features



Exterior: Back Green Space,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Outdoor Fireplace,Outdoor Kitchen,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court,Wheelchair Access

Roof: Slate

Garage Desc: Attached Garage,Oversized Garage

Carport Description: Attached Carport

Heat System: Central Gas

Pool Area: 1

Fireplace Description: Gaslog Fireplace,Wood Burning Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulation - Batt,Insulation - Blown Cellulose,Radiant Attic Barrier

Oven Type: Convection Oven,Gas Oven

Water Sewer: Water District

Countertops: Granite, tile

Golf Course: The Club at Carlton Woods

Interior: 2 Staircases,Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Elevator,High Ceiling,Spa/Hot Tub,Wet Bar

Foundation: Slab

No Of Garage Cap: 6

Carport Spaces Count: 2

Cool System: Central Electric,Zoned

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

Fireplaces Number: 12

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Second Sink,Under Cabinet Lighting

Dishwasher: 1

Compactor: 1

Microwave: 1

Siding: Stone,Stucco

Fees & Taxes

Tax Rate: 2.2431

Tax Year: 2021

Other Mandatory Fee: Trans \$275/ Woodlands Twn \$100 /\$708.33 Cap Fee

Fee Other Amount: 1,083.33

Tax Amount: 165424

Maint Fee Includes: Clubhouse,Courtesy Patrol,Grounds,Limited Access Gates,On Site Guard,Recreational Facilities

Fee Other: 1

Basics



Location Details

Area: 15	County Or Parish: Montgomery
School District: 11 - Conroe	Directions: From I-45 go west on Woodlands Parkway to right on Carlton Woods Drive. Enter Carlton Woods, stop at the manned guard gate, and after signing in, take a left on Grand Regency Circle. The property will be on the right.
School Elementary: TOUGH ELEMENTARY SCHOOL	School Middle: MCCULLOUGH JUNIOR HIGH SCHOOL
School High: THE WOODLANDS HIGH SCHOOL	Subdivision: WdlnDs Village Of Carlton Woods 11
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: Electric Dryer Connections,Gas Dryer Connections,Washer Connections
Disclosures: Mud,Sellers Disclosure	Disposal: 1
Exemptions: Homestead	Finance Available: Cash Sale,Conventional
Range Type: Gas Cooktop	Legal: WDLNDS VIL OF CARLTON WOODS 11, BLOCK 1, LOT 16, 1
Legal Subdivision: WOODLANDS VILLAGE OF CARLTON WOODS	DOM: 332

Courtesy of

List Office Name: Keller Williams Woodlands

