$13,000,000.00

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

https://bunkerhillhomes.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 [...]

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 Desciption: 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 Desciption: 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

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

Roof: Slate

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 6

Carport Description: Attached Carport

Carport Spaces Count: 2

Heat System: Central Gas

Cool System: Central Electric,Zoned

Pool Area: 1

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

Fireplace Description: Gaslog Fireplace,Wood Burning Fireplace

Fireplaces Number: 12

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

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

Oven Type: Convection Oven,Gas Oven

Dishwasher: 1

Water Sewer: Water District

Compactor: 1

Countertops: Granite, tile

Microwave: 1

Golf Course: The Club at Carlton Woods

Siding: Stone,Stucco

Fees & Taxes

Tax Rate: 2.2431

Tax Amount: 165424

Tax Year: 2021

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

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

Fee Other: 1

Fee Other Amount: 1,083.33

Basics

Baths Full: 13

Baths Half: 5

Year Built Src: Appraisal District

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