

Village
of
Grogan's Mill

welcome to
GROGAN'S MILL THE WOODLANDS
A GOLF COURSE COMMUNITY

Grogan's Mill stands as the inaugural village constructed in the 1970s within The Woodlands, boasting some of the largest lots in the area. Here, you'll discover spacious one-acre homesites in Grogan's Point and generous half-acre sites in Doe Run, Fern Lake, Royal Fern, and Wilding Estates, all conveniently situated adjacent to the TPC Golf Course and in close proximity to The Woodlands Resort and Conference Center. This strategically positioned village is adjacent to I-45, Town Center, and The Woodlands Mall.

Nestled next to Lake Harrison, you'll find the Grogan's Mill Village Center, offering a plethora of dining options such as Fuddrucker's, Chef Chan's Chinese, and Becks Prime. Additionally, the center includes a Randalls supermarket, neighborhood services, and an array of shops for your convenience.

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NEW

Listing

**9 N AUTUMNWOOD WAY,
THE WOODLANDS,
TEXAS, 77380**



Incredible opportunity alert! Imagine owning a beautifully renovated home right on a golf course with its very own private putting green. What's more, there's no HOA to worry about, and the property comes with remarkably low taxes at a rate of just 1.9%.

This home truly has it all - from a spacious driveway to a chef's dream kitchen equipped with new appliances that can be included with the home. Recent upgrades include a new roof, AC system, and so much more. But the real highlight? The spa-like bathrooms offer a retreat-like experience. With exquisite wood beams, stunning accents, and countertops and floors made from the finest materials, this home exudes luxury and comfort.

Nestled just across from The Woodlands' famous resort, this property provides the perfect setting for those looking to downsize, start a family, or make a sound investment. Don't miss out on this exceptional opportunity!

PRICE

\$530,000

BED/BATH

3bd/2.5 full

HOME SQFT

1,974+

LOT SIZE

6,811 sqft

GARAGES

2

HOA

NA

TAX RATE

1.9



PROPERTY

Details

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UPGARDES UPDATES

- New roof. Underlay, plywood, and shingles. Less than a year old. Paperwork in hand.
- New AC/heat pumps, replace all old ducting, 2 year old.
- New appliances, entire home, inc. Refrigerator, gas oven, fans, dryer washer, etc.
- Both baths completely remodeled, new tile, fixtures, tub, sinks.
- New cabinets throughout, new soapstone countertops.
- New electrical switches throughout.
- New/added insulation in the attic.
- New hot water heater, 2 year old.
- Added square footage, expanded laundry room, expanded living room = 400sq ft. Total livable square footage is approximately 2200.
- New fireplace.
- New back patio doors, landscaping, sprinklers, and golf greens.
- New siding, paint, wood floors, carpets.

OTHER

- lawn maintained professionally biweekly

