

90 Player Oaks Place

PREMIUM PROPERTY FEATURES, UPDATES & Amenities

Updates

- **Roof:** Completely replaced in 2018.
- **HVAC Systems:**
 - Upstairs A/C unit replaced in 2018
 - Downstairs A/C unit replaced in 2020, blower and compressor 2026
- **Water Heaters:** Two hot water heaters replaced in 2023.
- **Kitchen Appliances:** Dishwasher replaced in 2023 & Microwave in 2021
- **Pool Maintenance:** Resurfaced in 2018. Pump & Booster 2022, Filter 2014, Manifold & Heater in 2021

Interior Features & Layout

- **Downstairs Living Configuration:** Functional layout featuring 2 bedrooms and the dedicated private office/study located on the main level.
- **Primary Suite:** Features a double tray ceiling, private sitting area, jetted tub, walk in shower and a huge walk-in closet and fresh paint as of 2024.
- **Downstairs Secondary Ensuite:** A rare main-level 15' x 15' bedroom (separate from the primary) with a private attached bath and closet. Perfect for long-term guests, multi-generational living, or an in-law suite.
- **Grand Architecture:** Dramatic 2-story space featuring custom crown molding, millwork, recessed lighting, and a beautiful sweeping circular staircase.
- **Family Room:** Soaring 2-story ceilings accented by a prominent stone fireplace, built-ins, and plenty of natural light.
- **Flooring:** Rich hand-scraped hardwood flooring flows through the formal dining room and private study.
- **Gourmet Kitchen:** Equipped with a large central entertainment island, an abundance of cabinetry, a large walk-in pantry, and a built-in 48-inch Sub-Zero refrigerator alongside a premium GE Profile gas cooking setup.
- **Kitchen Conveniences:** Includes an instant hot water dispenser at the sink and reinforced kitchen drawers with metal runners/gliders for extra strength.
- **Breakfast Room:** A bright space featuring distinct brick flooring and custom built-in shelving.
- **Upstairs Entertainment:** Features 3 additional bedrooms, a spacious game room with a secondary staircase leading straight down to the kitchen, a built-in granite desk nook, and a multi-level media room with stadium seating.
- **Relaxation Balcony:** Second-story balcony off the media room upgraded with high-durability Composite or PVC Decking.
- **Storage:** Added custom white shelving inside the garage, major closets, pantry, and the laundry room for enhanced storage space.

Lot & Exterior Features

- **Oversized Lot:** Situated on a large, low-traffic corner lot spanning .398 acre 17,338 sq ft.
- **Greenbelt Privacy:** The property backs up to a peaceful greenbelt.
- **Pool & Spa:** Custom 14' x 36' heated pool reaching a true 8-foot depth, featuring integrated water sprayers, water features, a large diving rock, and a spacious attached hot tub.
- **Outdoor Living:** Includes a covered back patio area and an elegant front brick entry porch.
- **Garages:** A true, oversized 3-car garage split load configuration (a 2-car oversized garage on one side and a separate 1-car garage on the other side).

Location & Neighborhood Perks

- **Top-Rated Conroe ISD Schools:** Zoned to highly acclaimed Deretchin Elementary (K–6, located less than a mile away), McCullough Junior High, and The Woodlands High School.
- **Golf Course Proximity:** Positioned directly across the street from the Gary Player Golf Course - just a short walk to the #6 hole or the #7 green.
- **Thoroughfare Access:** Excellent, quick accessibility to major roads including FM 2978, Woodlands Parkway, and Kuykendahl.
- **Walkability:** Located within a mile or two of premium local parks and neighborhood amenities, including Winterra Park, Marquise Oaks pond, Player Manor Park, Terramont Park, and Deretchin Elementary School. You can easily bike to the local Starbucks.

The Woodlands Lifestyle & Amenities

- **National Recognition:** Located in an award-winning master-planned community consistently ranked by Niche as the #1 Best City to Buy a House and among the top cities to live and raise a family in America.
- **World-Class Infrastructure:** Over 220+ miles of continuous hike-and-bike pathways connecting villages, ranked as a Silver Bicycle Friendly Community (and #1 in Texas).
- **Endless Park Access:** Designed with an unmatched commitment to green spaces—featuring 151 community parks, 70 lakes and ponds, 95 playgrounds, 80 tennis courts, and 19 dedicated pickleball courts.
- **Community Proximity:** Built with accessibility in mind, guaranteeing that 100% of community homes sit within a 10-minute walk of a park, pathway, or designated open green space.
- **Premier Attractions:** Minutes away from The Waterway, watercraft rentals at the Riva Row and Lakes Edge Boat Houses, outdoor thrills at Texas TreeVentures aerial adventure course, and high-end shopping and dining in Town Center.