

6 Red Sable Point | Grogan's Point Estates

The Woodlands, Texas

Estate Setting & Presence

- Situated on a private, nearly one-acre wooded homesite in prestigious Grogan's Point
 - Located in the Village of Grogan's Mill, one of The Woodlands' most established luxury enclaves
 - Serene, park-like setting backing to green space with mature trees and curated landscaping
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Refined Interior Living

- Jeff Paul custom design with 4 bedrooms and a thoughtfully designed floor plan
 - First-floor primary suite with no rooms above for enhanced privacy
 - Vaulted ceilings, rich hardwood flooring (refinished 2025), plantation shutters, and detailed millwork throughout
 - Elegant entry with designer tile setting a refined first impression
 - Private study with floor-to-ceiling built-ins and pocket French doors
 - Formal living and family rooms, each with gas log fireplaces
 - Dramatic family room with soaring ceiling, custom built-ins, and open second-floor views
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Resort-Style Outdoor Living

- 35,000-gallon pool with rock waterfall and spa
 - Updated pool heater and variable-speed pump with in-ground cleaning system
 - Multiple covered patios designed for year-round enjoyment
 - Fully equipped outdoor kitchen with grill, side burners, sink, and dishwasher
 - Expansive bar-top seating (up to 8) for entertaining
 - Poolside cabana with fireplace and privacy curtains
 - Multiple decks, shaded lounge areas, and garden walking paths throughout the wooded grounds
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Designer Kitchen (Renovated 2025)

- Monte Blanc quartzite countertops
 - Custom cabinetry with soft-close drawers and doors
 - Premium Thermador appliance package
 - deVOL English aged brass faucet with farmhouse sink
 - Pot-and-pan pullouts, spice storage, and custom organizational features
 - Butler's pantry with wine/beverage refrigeration
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Private Owner's Retreat

- Spacious first-floor suite with vaulted ceiling
- Dedicated HVAC system for personalized comfort
- En-suite bath with its own water heater
- Dual walk-in closets

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Upper-Level Comfort & Flexibility

- Separate HVAC system for the second floor
 - Large game room with built-in media/storage features
 - Secondary bedrooms with private or shared en-suite bath access
 - Plantation shutters and abundant natural light throughout
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Systems, Structure & Upgrades

- Roof replaced (2021)
 - Andersen windows installed (2023) with modern black exterior finish
 - HVAC systems updated (2018 & 2023)
 - Water heaters replaced (2018 & 2020)
 - Enhanced attic insulation and ventilation with added attic fans
 - Dual attic spaces over main home and garage
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Garage, Utility & Infrastructure

- Oversized three-car garage with epoxy flooring
 - Climate-controlled garage space ideal for workshop, fitness, or hobby use
 - Dedicated pool bath with exterior access
 - Three-car porte-cochère with additional parking and access
 - Upgraded electrical panel with expanded capacity
 - Whole-home surge protection
 - Generator transfer switch for backup power capability
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This is a rare opportunity to own a thoughtfully updated estate property in one of The Woodlands' most desirable neighborhoods—offering space, privacy, and a level of finish that stands apart.