

# \$775,200 - 5616 Mill Water Court, Bryan

MLS® #24015205

**\$775,200**

4 Bedroom, 3.00 Bathroom, 2,720 sqft

Residential on 1.10 Acres

Other, Bryan, TX

Experience refined country living with city convenience in this beautifully crafted Benjamin Rivers custom home, nestled on a spacious 1.1-acre lot in Mill Water Subdivision. Boasting 4 bedrooms and 3 bathrooms, this thoughtfully designed residence offers a seamless blend of elegance, comfort, and functionalityâ€”perfectly move-in ready.

From the moment you step inside, youâ€™™ll appreciate the expansive open floor plan, soaring 10-foot ceilings, rich crown molding, and inviting wood-burning fireplace that anchor the spacious living area. The gourmet kitchen is a dream for entertaining, featuring custom cabinetry, granite countertops, energy-efficient stainless appliances, and a generous breakfast area with an extended serving counter and built-in wine and beverage cooler.

A separate formal dining room provides the ideal setting for special gatherings, while the split floor plan ensures privacy for the primary suite. Retreat to a serene ownerâ€™™s sanctuary complete with raised box ceilings, a spa-like bath with freestanding soaking tub, walk-in shower, granite vanities, and a large walk-in closet.

Step outside to a covered back patioâ€”perfect for morning coffee or evening entertainingâ€”surrounded by the peace and privacy of your expansive backyard. With high-end finishes, generous living spaces, and



a tranquil setting just minutes from town, this home offers the best of both worldsâ€”luxury and lifestyle in one exceptional package.

Built in 2025

**Essential Information**

MLS® #	24015205
Price	\$775,200
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,720
Acres	1.10
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Active

**Community Information**

Address	5616 Mill Water Court
Area	103
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77808

**Amenities**

Amenities	None
Utilities	Electricity Available, High Speed Internet Available, Propane, Septic Available, Underground Utilities, Water Available
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener

**Interior**

Interior	Carpet, Tile
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Interior Features	Granite Counters, High Ceilings, High Speed Internet, Smart Home, Wired for Sound, Window Treatments, Breakfast Area, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat, Walk-In Pantry
Appliances	Some Gas Appliances, Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Gas Range, Microwave, Plumbed For Gas, Trash Compactor, Wine Cooler, ENERGY STAR Qualified Appliances, Tankless Water Heater
Heating	Propane
Cooling	Central Air, Electric, Attic Fan
Fireplace	Yes
Fireplaces	Gas Log
# of Stories	1
Stories	One

## Exterior

Windows	Low-Emissivity Windows, Thermal Windows
Roof	Shingle
Construction	Brick, Stone, Wood Siding
Foundation	Slab

## School Information

District	Bryan
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## Additional Information

Days on Market	340
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Cheryl Hadrych
Listing Office	Hadrych Properties Group

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