

# \$239,500 - 1326 Prairie Drive 513, Bryan

MLS® #25000602

## \$239,500

3 Bedroom, 3.00 Bathroom, 1,297 sqft  
Residential on 0.06 Acres

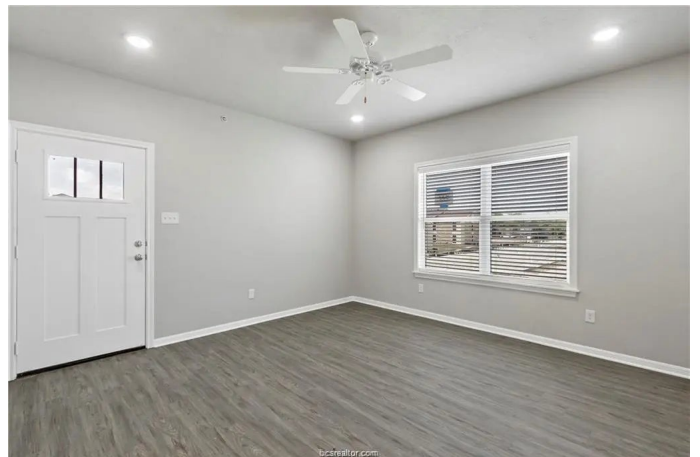
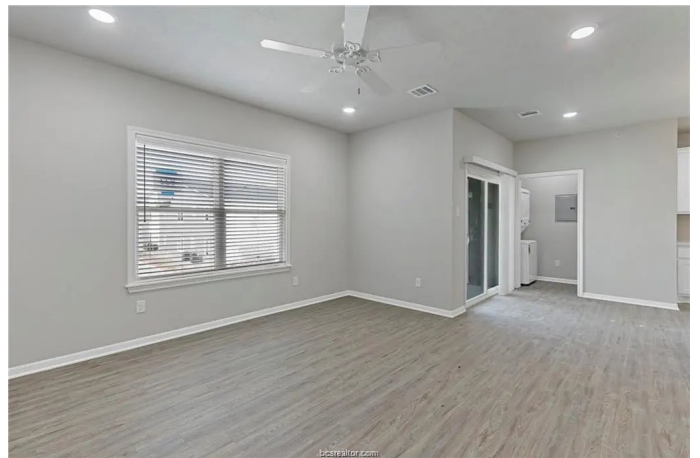
Other, Bryan, TX

Consider these brand new construction condos by Todd Homes, styled to please, and never lived-in. Academy Condominiums, located only 6 minutes to Downtown Bryan, 15 minutes to Texas A&M University, and 4 minutes to Blinn College. A pool, outdoor kitchen, reserved parking, fitness center, and gated perimeter provide amenities that make this complex attractive. You will love this open concept floor plan featuring granite countertops, vinyl plank flooring the main living areas, and appliances--washer, dryer, and refrigerator included. Live richly on a modest budget in the new and desirable Academy Condominiums. Available June 2025 and they won't last long! Photos of a similar completed unit.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 25000602    |
| Price          | \$239,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,297       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Condominium |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1326 Prairie Drive 513 |
| Area        | B14                    |
| Subdivision | Other                  |
| City        | Bryan                  |
| County      | Brazos                 |
| State       | TX                     |
| Zip Code    | 77803                  |

## Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Maintenance Grounds, Pool        |
| Utilities | Sewer Available, Water Available |
| Features  | Pool                             |
| Parking   | None                             |
| Pool      | Community                        |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior          | Carpet, Vinyl                                                             |
| Interior Features | Granite Counters, Ceiling Fan(s)                                          |
| Appliances        | Built-In Electric Oven, Dishwasher, Disposal, Refrigerator, Dryer, Washer |
| Heating           | Central, Electric                                                         |
| Cooling           | Central Air, Electric                                                     |
| # of Stories      | 1                                                                         |
| Stories           | One                                                                       |

## Exterior

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

## School Information

|          |       |
|----------|-------|
| District | Bryan |
|----------|-------|

## Additional Information

|                |         |
|----------------|---------|
| Days on Market | 274     |
| HOA Fees       | 228.85  |
| HOA Fees Freq. | Monthly |

## Listing Details

Listing Agent            Allison Bauerschlag

Listing Office            Walsh &Mangan Premier RE Group

The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS. Listing information is provided by Bryan-College Station Regional MLS.