

\$360,000 - 3040 Positano Loop, Bryan

MLS® #25001581

\$360,000

4 Bedroom, 3.00 Bathroom, 2,519 sqft

Residential on 0.15 Acres

Siena, Bryan, TX

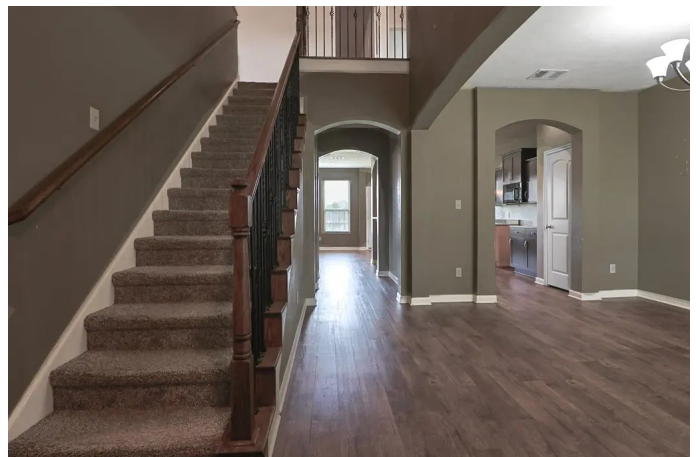
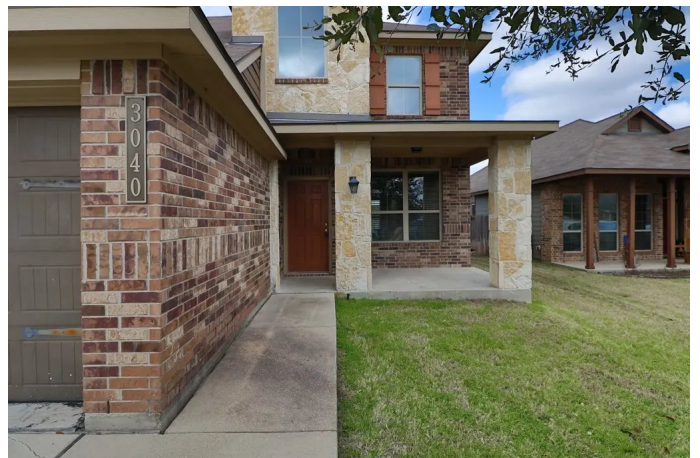
Discover the perfect blend of style and functionality in this inviting 4-bedroom, 2-bathroom home nestled in the desirable Siena subdivision of Bryan, TX. Positioned within the reputable Bryan ISD, this residence offers ample space and modern conveniences across two thoughtfully designed floors. Step into the expansive open floor plan on the main level, where natural light floods the spacious living areas. The gourmet kitchen seamlessly connects to both a formal dining room and a cozy breakfast nook, providing ideal spaces for entertaining and daily living. The flow of design encourages easy movement, ensuring you feel at home from the moment you enter. Venture upstairs to find an additional living room, providing relaxation or gatherings. An adjacent office space offers privacy and quiet for work or study needs. A dedicated media room invites endless entertainment possibilities, while three additional bedrooms provide comfort and versatility. The exterior of the home is equally impressive with its classic two-story architecture and well-maintained facade. An attached two-car garage adds convenience and completes this home's practical appeal.

Built in 2016

Essential Information

MLS® # 25001581

Price \$360,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,519
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3040 Positano Loop
Area	B13
Subdivision	Siena
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Amenities	Maintenance Grounds, Pool
Utilities	High Speed Internet Available, Sewer Available
Parking	Attached, Garage
# of Garages	2
Pool	Community

Interior

Interior Features	Ceiling Fan(s), Programmable Thermostat
Heating	Central, Electric, Gas
Cooling	Central Air, Ceiling Fan(s), Electric, Gas
Fireplace	Yes
Fireplaces	Other
Stories	Two

School Information

District	Bryan
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Additional Information

Days on Market	248
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Elizabeth Garrett
Listing Office	JLA Realty

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