

\$3,795,000 - 3320 Sycamore Trail, Bryan

MLS® #25003904

\$3,795,000

5 Bedroom, 7.00 Bathroom, 6,987 sqft

Residential on 1.44 Acres

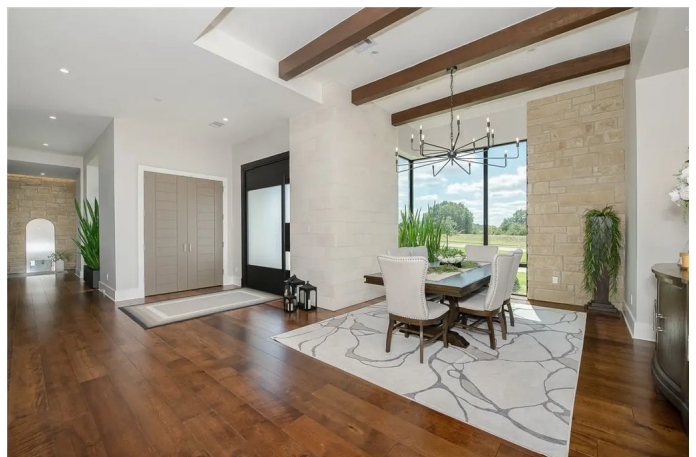
The Traditions, Bryan, TX

Welcome to your private, turn-key modern masterpiece with expansive views of the 12th fairway. Gourmet kitchen with double islands, ovens, dishwashers, warmers and a built-in espresso machine with over-size butler's pantry. The primary suite is an oasis of privacy with sitting area, spa bath and steam shower. The home also includes two offices for work-from-home professionals, a full gym, home theater, pool with hot tub, large laundry room with storage and three car garage with extra air-conditioned storage room. All bedrooms are ensuite with two additional half baths. Fully screened 1000+ sq ft outdoor kitchen & living area, an ultra large custom designed iron pivot entry door, new stamped concrete pool surround and 3M UV heat block, privacy and / or security film on most windows. Many upgraded systems including dual internet connections, new alarm system, OmniLogic pool controller with variable speed pumps and much more. All systems controlled via tablet included with home.

Built in 2015

Essential Information

MLS® #	25003904
Price	\$3,795,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5



Half Baths	2
Square Footage	6,987
Acres	1.44
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3320 Sycamore Trail
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Sewer Available, Trash Collection, Water Available
Features	Barbecue
Parking	Attached, Garage, Garage Faces Side
# of Garages	3
Pool	In Ground

Interior

Interior	Carpet, Tile, Wood
Interior Features	Granite Counters, Quartz Counters, Breakfast Area, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat, Walk-In Pantry
Appliances	Built-In Electric Oven, Built-In Gas Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Multiple Water Heaters, Microwave, Trash Compactor, Warming Drawer, Dryer, Tankless Water Heater, Washer
Heating	Central, Gas, Zoned
Cooling	Central Air, Electric, Zoned
Fireplace	Yes
Fireplaces	Gas Log
Stories	Two

Exterior

Exterior Features	Fire Pit, Sprinkler/Irrigation, Outdoor Kitchen
Windows	Thermal Windows
Roof	Metal
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	194
HOA Fees	975
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Marilyn Moore
Listing Office	About Town Realty

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