

\$1,195,000 - 3401 Lochbury Court, College Station

MLS® #25003944

\$1,195,000

4 Bedroom, 5.00 Bathroom, 3,816 sqft

Residential on 1.22 Acres

Sweetwater Forest #1, College Station, TX

Built by Schaeffer Custom Homes and featured in Texas Living, this exquisite residence sits gracefully on a corner lot in the highly sought-after Sweet Water Forest. A TRUE custom-built, two-story traditional luxury home on over an acre, it embodies timeless elegance with unparalleled craftsmanship. Designer curated details, beginning with the chef's dream kitchen, outfitted with a brand new Thermador range, top-of-the-line stainless steel appliances, and luxurious marble countertops. The open-concept design seamlessly connects the kitchen to the spacious family and dining rooms, making it ideal for seamless entertaining—all while offering stunning views of the backyard oasis, complete with a resort-style pool with safety fencing, cabana, and lush privacy landscaping. The serene master suite, features a cozy sitting area and an expansive spa-like master bath with his-and-hers closets and a custom dressing vanity and marble floors. The main level also boasts a grand study with custom millwork, a large laundry room with sink, and an oversized dining room featuring wine cooler with beverage refrigerator and walk-in pantry. Upstairs, three thoughtfully designed bedrooms await, along with an additional study (or optional fifth bedroom) and a state-of-the-art media room—goals for movie nights or game-day gatherings. With outstanding custom-curated fixtures, designer finishes, and exceptional attention to detail, this estate ideally located in CSISD is an



absolute must-see.

Built in 2014

Essential Information

MLS® #	25003944
Price	\$1,195,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,816
Acres	1.22
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	3401 Lochbury Court
Area	C17
Subdivision	Sweetwater Forest #1
City	College Station
County	Brazos
State	TX
Zip Code	77845

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Electricity Available, Septic Available, Water Available
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Terrazzo, Tile, Wood
Interior Features	Ceiling Fan(s), High Ceilings, Marble Counters, Wired for Sound, Window Treatments, Breakfast Area, Kitchen Island
Appliances	Built-In Gas Oven, Cooktop, Double Oven, Dishwasher, Disposal, Gas

Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Wine Cooler, Water Heater, Warming Drawer, ENERGY STAR Qualified Appliances, Tankless Water Heater

Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Other
Stories	Two

Exterior

Lot Description	Level, Trees Large Size, Trees
Windows	Low-Emissivity Windows
Roof	Composition
Foundation	Slab

School Information

District	College Station
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Additional Information

Days on Market	195
HOA Fees	250
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Dara Nugent
Listing Office	Knox Realty Advisors, LLC

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