

# \$399,900 - 5046 Mooney Falls Drive, Bryan

MLS® #25004169

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,814 sqft  
Residential on 0.12 Acres

Oakmont, Bryan, TX

Welcome to this beautifully maintained townhome that combines modern comfort with low-maintenance living. Nestled in a sought-after community of Oakmont, this 3-bedroom, 2-bath home offers a bright, open-concept floor plan perfect for both relaxing and entertaining. The spacious living area features large windows and natural light, while the kitchen boasts granite countertops, stainless steel appliances, and a generous island for casual dining

Located just minutes from shopping, dining, parks, and major commuter routes, this townhome offers the perfect blend of style, function, and location. Don't miss the opportunity to make this your new home!

Built in 2022

## Essential Information

MLS® #	25004169
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,814
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Townhouse



Status	Active
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### Community Information

Address	5046 Mooney Falls Drive
Area	B19
Subdivision	Oakmont
City	Bryan
County	Brazos
State	TX
Zip Code	77802

### Amenities

Amenities	Management, Maintenance Front Yard
Utilities	Natural Gas Available, High Speed Internet Available, Sewer Available, Underground Utilities, Water Available
Parking	Attached, Garage
# of Garages	2

### Interior

Interior Features	Programmable Thermostat
Appliances	Gas Water Heater, Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

### Exterior

Exterior Features	Sprinkler/Irrigation
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### School Information

District	Bryan
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### Additional Information

Days on Market	194
HOA Fees	1200
HOA Fees Freq.	Annually

### Listing Details

Listing Agent	Andrew Ball
Listing Office	Adam Development Properties

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