

\$1,350,000 - 3401 Mahogany Drive, Bryan

MLS® #25005348

\$1,350,000

3 Bedroom, 4.00 Bathroom, 3,792 sqft

Residential on 0.41 Acres

The Traditions, Bryan, TX

Stunning 3 bed, 3.5 bath home located in the privately gated Mahogany neighborhood of Traditions! Features include beautiful wood floors, crown molding, elegant lighting fixtures, granite counters, recessed lighting, open concept floor plan and more. The bright kitchen is complete with unique double islands, double ovens, 6 burner range, pot filler, ample cabinets for storage, eating bar, and breakfast area. The roomy master bedroom includes bay windows to let in natural light, and the master bath boasts of a soaker tub, walk-in shower, his & her sinks, large walk-in closet with access to the laundry room for added convenience. The spectacular screened porch with fire place, TV and access to the covered patio with outdoor kitchen is a great space for entertaining and watching the game. Each bedroom has its own private full bath and walk-in closet. This amazing home backs up to a green belt for added backyard privacy. Complete with study, formal dining room, and a 2 car garage with additional single car garage that can be used as a golf cart garage. A brief walk away from Traditions Club and its Nicklaus Design golf course, the burgeoning Lake Walk town center, the region's best in-class corporate campus and all of the cultural, wellness and culinary amenities befitting a worldclass private club that is home to Texas A&M golf teams.

Built in 2016



Essential Information

MLS® #	25005348
Price	\$1,350,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,792
Acres	0.41
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	3401 Mahogany Drive
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds
Utilities	Electricity Available, High Speed Internet Available, Sewer Available, Water Available
Parking	Attached, Garage
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Carpet, Wood
Interior Features	French Door(s)/Atrium Door(s), Granite Counters, High Ceilings, Window Treatments, Breakfast Area, Ceiling Fan(s), Kitchen Exhaust Fan, Kitchen Island
Appliances	Built-In Electric Oven, Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Tankless Water Heater

Heating	Central, Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation
Roof	Composition, Shingle
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	162
HOA Fees	1200
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Monica Martinez
Listing Office	HOM Realty

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