

# \$273,775 - 2857 Messenger Way, Bryan

MLS® #25005899

**\$273,775**

3 Bedroom, 2.00 Bathroom, 1,235 sqft  
Residential on 0.12 Acres

Bonham Trace, Bryan, TX

ASK ABOUT BUILDER INCENTIVES for closing costs, rate buydowns or upgrades! Welcome to Avonley's "The Gardenia", plan! 3-bedroom, 2-bathroom offering the perfect blend of style and functionality. Step inside to discover an inviting open-concept floor plan, designed with today's lifestyle in mind. The spacious living area flows seamlessly into the gourmet kitchen, featuring elegant quartz countertops, a large island, and stainless-steel appliances—perfect for cooking and entertaining! Throughout the common areas, you'll find vinyl plank flooring, while plush carpet in the bedrooms adds a cozy touch. A well-appointed mudroom adds convenience and organization. The luxurious primary suite is a true retreat, boasting a spa-like bathroom with double vanities, a separate tub and shower, and an expansive walk-in closet for all your storage needs. You'll enjoy being a short drive from shopping, dining, school, and medical facilities! (Photos are of the actual home and actual stage of construction)

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 25005899  |
| Price      | \$273,775 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                         |
|----------------|-------------------------|
| Square Footage | 1,235                   |
| Acres          | 0.12                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2857 Messenger Way |
| Area        | B16                |
| Subdivision | Bonham Trace       |
| City        | Bryan              |
| County      | Brazos             |
| State       | TX                 |
| Zip Code    | 77803              |

### Amenities

|              |                                                         |
|--------------|---------------------------------------------------------|
| Utilities    | Electricity Available, Sewer Available, Water Available |
| Parking      | Attached, Garage                                        |
| # of Garages | 2                                                       |
| Garages      | Garage Door Opener                                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior          | Carpet, Tile, Vinyl                                                                         |
| Interior Features | Quartz Counters, Window Treatments, Breakfast Area, Ceiling Fan(s), Programmable Thermostat |
| Appliances        | Cooktop, Dishwasher, Electric Range, Electric Water Heater, Microwave, Water Heater         |
| Heating           | Central, Electric                                                                           |
| Cooling           | Central Air, Electric                                                                       |
| # of Stories      | 1                                                                                           |
| Stories           | One                                                                                         |

### Exterior

|                 |                               |
|-----------------|-------------------------------|
| Lot Description | Trees                         |
| Roof            | Shingle                       |
| Construction    | Brick, HardiPlank Type, Stone |
| Foundation      | Slab                          |

**School Information**

District                      Bryan

**Additional Information**

Days on Market      150

**Listing Details**

Listing Agent              Jennifer Fredericks

Listing Office              Inhabit Real Estate Group

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