

\$1,390,000 - 3212 Laurel Trace Court, Bryan

MLS® #25006350

\$1,390,000

5 Bedroom, 5.00 Bathroom, 3,547 sqft

Residential on 0.35 Acres

The Traditions, Bryan, TX

Welcome to the Traditions community! This beautiful 5-bedroom/4.5-bathroom home sits in a cul-de-sac and is nestled overlooking the 12th hole on The Traditions Golf Course!

Designed with an open-concept layout, rustic stone archways, and hardwood floors throughout, this home is made for everyday living and entertaining. You'll enjoy the gourmet kitchen complete with double ovens, oversized island, gas cooktop with 6 burners, ample counter space, custom copper-farmhouse sink, and an extra-large pantry. The dedicated dining space is a large area, plus there is an eating bar. Throughout the home, high ceilings and large windows bring in natural light, creating a bright and welcoming atmosphere. The oversized primary suite includes room for a sitting area, closet space that can be turned into a private office area, direct patio access, dual vanity areas, soaker tub, separate shower, and spacious walk-in closet. Outside you will find an entertainerâ€™s dream, where a sparkling heated pool, hot tub, outdoor kitchen area, large covered seating area, and a lush buffer of native trees behind the home await. Current owner installed a whole-home generator system. Schedule your private tour today and experience everything this exceptional home has to offer! Only 4 miles to Kyle Field, this is the perfect game-day house or dream home.

Built in 2011



Essential Information

MLS® #	25006350
Price	\$1,390,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,547
Acres	0.35
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3212 Laurel Trace Court
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior Features	Window Treatments, Ceiling Fan(s), Programmable Thermostat
Heating	Central, Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas
Stories	Two

Exterior

Windows	Low-Emissivity Windows
Roof	Composition, Shingle
Construction	Stone
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	134
HOA Fees	975
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Leigh Burtin
Listing Office	Wall & Co.

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