

\$277,500 - 2031 Positano Loop, Bryan

MLS® #25006360

\$277,500

3 Bedroom, 2.00 Bathroom, 1,302 sqft
Residential on 0.16 Acres

Siena, Bryan, TX

Charming Elegance! Discover the perfect blend of charm and modern elegance in this delightful 3-bedroom, 2-bathroom home located in the highly sought-after Siena neighborhood. With new carpet, fresh paint, and newer kitchen cabinets, this residence offers a vibrant yet soothing ambiance, perfect for creating lasting memories. Step inside to be welcomed by a spacious, light-filled living room, ideal for cozy gatherings or tranquil relaxation. The updated light fixtures add a touch of contemporary flair to the classic design. The heart of this home is a beautifully upgraded kitchen featuring a roomy pantry and ample counter space, neatly blending functionality with style. The large master bedroom serves as a private retreat, boasting ample space for all your furniture needs, while the good-sized additional bedrooms offer comfort and flexibility for various uses. Each space is thoughtfully designed to optimize natural light and a sense of openness. Outside, enjoy a tranquil backyard, perfect for unwinding or entertaining. The excellent location enhances the appeal, with only one neighbor sharing a fence, and the convenience of walking trails next door. Diagonally across from the neighborhood pool and lake, this property promises a lifestyle of leisure and recreation. Nestled in a quiet part of town, this home combines privacy with community advantages. Don't miss out on this exceptional opportunity!



Built in 2012

Essential Information

MLS® #	25006360
Price	\$277,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,302
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2031 Positano Loop
Area	B13
Subdivision	Siena
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Amenities	Maintenance Grounds, Management, Pool
Utilities	Sewer Available, Water Available
Features	Playground, Patio, Pool
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
Pool	Community

Interior

Interior	Carpet, Vinyl
Interior Features	Granite Counters, Window Treatments, Ceiling Fan(s), Dry Bar
Appliances	Disposal, Gas Range, Gas Water Heater, Microwave, Portable Dishwasher, Refrigerator, Dryer, Washer

Heating	Central, Gas
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	1
Stories	One

Exterior

Lot Description	Trees
Roof	Composition, Shingle
Construction	Other, Stone
Foundation	Slab

School Information

District	Bryan
----------	-------

Additional Information

Days on Market	141
HOA Fees	500
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Rachelle Wendt
Listing Office	Coldwell Banker Apex, REALTORS

The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS. Listing information is provided by Bryan-College Station Regional MLS.