

\$1,075,000 - 5205 Bourrone Court, Bryan

MLS® #25006710

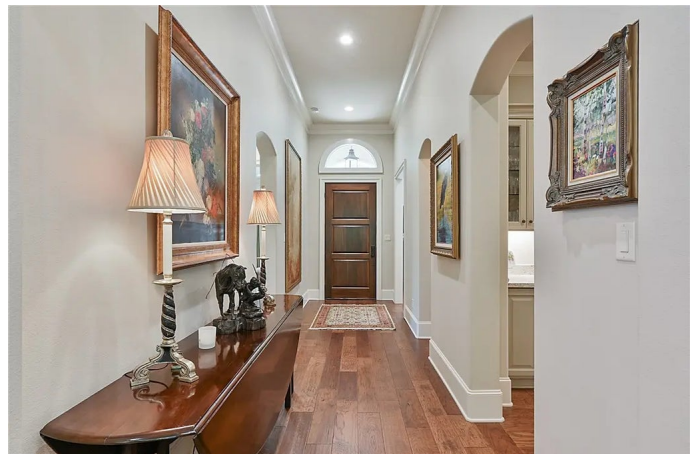
\$1,075,000

3 Bedroom, 3.00 Bathroom, 3,300 sqft

Residential on 0.33 Acres

Miramont, Bryan, TX

Upon entering the home, you experience the feeling of living in a tree house with the 185 foot tree line across the back. It is a bird sanctuary and golf view is spectacular from the kitchen, living, dining and large patio. The open kitchen, large dining and living room make for great entertaining or just enjoying the wonderful high ceilings and open space. The cabinets feature full extension and slow-close mechanisms. The kitchen features multiple deep drawers, providing convenient access to pots and pans. The pantry provides generous storage capacity and features a granite countertop suitable for accommodating appliances. There is a separate bar, ice maker and sink with lighted cabinets for crystal and pull-out drawers for liquor. Hardwood floors are throughout this home with the exception of carpeted bedrooms and tile baths. All counters are granite or stone including the outdoor patio grill and sink area. The master has lovely views of the trees with pitched cathedral ceiling and sitting area. The master closet offers extensive storage with six built-in chests of drawers and dedicated shoe shelves. The two car plus garage can hold two cars and a golf cart in tandem. Charging is in ceiling above the cart. A charcoal whole-house water filter supplies clean drinkable water from every faucet. The filter was recently replaced. A generator supplies electricity during a power outage. This beautiful home is easy to keep and so much storage. This home is move-in



ready.

Built in 2017

Essential Information

MLS® #	25006710
Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,300
Acres	0.33
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	5205 Bourrone Court
Area	B19
Subdivision	Miramont
City	Bryan
County	Brazos
State	TX
Zip Code	77802-6098

Amenities

Amenities	Maintenance Grounds
Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available
Parking	Attached, Garage
# of Garages	2

Interior

Interior	Carpet, Tile, Wood
Interior Features	Wet Bar, French Door(s)/Atrium Door(s), Shutters, Ceiling Fan(s), Programmable Thermostat, Walk-In Pantry

Appliances	Cooktop, Double Oven, Dishwasher, Ice Maker, Microwave, Refrigerator, Dryer, ENERGY STAR Qualified Appliances, Tankless Water Heater
Heating	Heat Pump
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	Satellite Dish
Lot Description	Cul-De-Sac, Near Golf Course, Lake Front, On Golf Course, Trees Large Size, Wooded
Windows	Low-Emissivity Windows, Plantation Shutters
Roof	Asphalt
Construction	Brick
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	124
HOA Fees	4290
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Andrew Ball
Listing Office	Adam Development Properties

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