

# \$748,193 - 2307 Terrapin Trail, College Station

MLS® #25007335

**\$748,193**

4 Bedroom, 3.00 Bathroom, 2,585 sqft

Residential on 0.25 Acres

Greens Prairie Reserve, College Station, TX

**ASK ABOUT BUILDER INCENTIVES!**

Welcome to "The Landry" plan! There's room for everyone with this 4 BED + 3 BATH + STUDY + 3-CAR GARAGE + OUTDOOR KITCHEN. A beautiful glass door makes way to the foyer, with custom lighting and wide-plank wood floors that lead to the living area. Canopying over the living, dining and kitchen space is a soaring cathedral-vaulted ceiling. A dark quartz fireplace with light wood detailing above the mantle adds warmth and glamour to the space. The kitchen has an abundance of storage with extended height cabinetry, glass-panel doors, and a wonderful combination of cabinets and drawers. Double ovens, a microwave drawer and a five-burner gas cooktop with a large vent hood will meet all your cooking needs. The farmhouse sink faces a beautiful wall of windows for plenty of natural light. The primary bedroom is spacious and bright with windows overlooking the back yard. The en-suite bath has double vanities with extensive storage and a wet room with a fabulous walk-in shower and soaking tub. The secondary bedrooms are spacious and two feature walk-in closets. You'll love Greens Prairie Reserve with its lake, walking paths and extensive landscaping. (Photos reflect actual house and actual phase of construction)



Built in 2025

## Essential Information

MLS® #	25007335
Price	\$748,193
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,585
Acres	0.25
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

### Community Information

Address	2307 Terrapin Trail
Area	C18
Subdivision	Greens Prairie Reserve
City	College Station
County	Brazos
State	TX
Zip Code	77845

### Amenities

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

### Interior

Interior	Carpet, Tile, Wood
Interior Features	High Ceilings, Quartz Counters, Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat, Walk-In Pantry
Appliances	Dishwasher, Gas Range, Gas Water Heater, Microwave, Water Heater
Heating	Central, Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Gas, Wood Burning
# of Stories	1

Stories                      One

**Exterior**

Exterior Features      Sprinkler/Irrigation, Outdoor Kitchen  
Lot Description        Open Lot, Trees  
Roof                      Composition  
Construction          Brick  
Foundation            Slab

**School Information**

District                  College Station

**Additional Information**

Days on Market        84  
HOA Fees                1000  
HOA Fees Freq.        Annually

**Listing Details**

Listing Agent           Jennifer Fredericks  
Listing Office           Inhabit Real Estate Group

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