

# \$849,950 - 13567 Alacia Court, College Station

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MLS® #25007433

**\$849,950**

5 Bedroom, 5.00 Bathroom, 3,625 sqft  
Residential on 3.41 Acres

Willow Run, College Station, TX

Discover unparalleled spacious living and comfort in this elegant 5-bedroom, 4.5-bathroom estate just 4 miles from Texas A&M University. Situated on a sprawling 3.4 acre lot, this stunning property offers a breathtaking blend of 'country' living and comfort, ready for those seeking privacy without sacrificing proximity to urban conveniences. As you drive north on Alacia Ct., catch glimpses of Kyle Field in the distance, a daily reminder of your prime location. Stepping inside, you'll find a spacious and secluded master suite for unwinding, complemented by four guest rooms, two with private baths and two with a jack and jill bath, ensuring the utmost comfort for visitors. A formal dining room provides an elegant setting for dinner parties, while a cozy sitting room & a private office ensure functional living spaces for every need. The large kitchen is a chef's dream, seamlessly flowing into the family room and breakfast room, making it the heart of the home. A well-equipped laundry room w/ sink adds to the convenience. NEW HVAC installed Aug 27.

Outside, the beauty of this home continues with all-brick construction and a large front porch adorned with vibrant flowerbeds. The covered back porch is ideal for outdoor relaxation, and the expansive fenced-in backyard provides ample space for recreation, horses or potential landscape enhancements. This estate offers a harmonious blend of



sophistication, space, and serenity in the sought-after south College Station community.

Built in 1999

**Essential Information**

MLS® #	25007433
Price	\$849,950
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,625
Acres	3.41
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	13567 Alacia Court
Area	116
Subdivision	Willow Run
City	College Station
County	Brazos
State	TX
Zip Code	77845

**Amenities**

Utilities	Electricity Available, High Speed Internet Available, Septic Available, Water Available
Features	Storage Facilities
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener

**Interior**

Interior	Carpet, Tile, Wood
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Interior Features	Granite Counters, Shutters, Window Treatments, Breakfast Area, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat, Walk-In Pantry
Appliances	Cooktop, Dishwasher, Electric Water Heater, Microwave, Refrigerator, Trash Compactor, Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	Sprinkler/Irrigation
Windows	Plantation Shutters
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

## School Information

District	College Station
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## Additional Information

Days on Market	105
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## Listing Details

Listing Agent	Kelly Yates
Listing Office	Coldwell Banker Apex, REALTORS

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