

# **\$330,000 - 1403 Crescent Ridge Drive, College Station**

MLS® #25007438

**\$330,000**

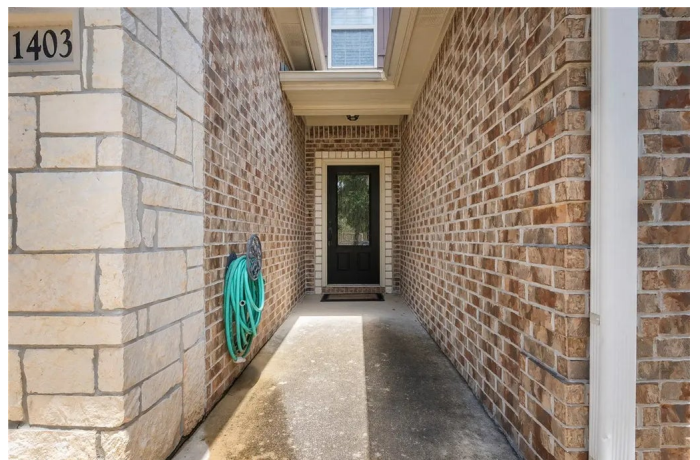
4 Bedroom, 4.00 Bathroom, 1,817 sqft

Residential on 0.06 Acres

Crescent Pointe, College Station, TX

ATTENTION AGGIE PARENTS & INVESTORS....Discover this beautifully appointed 4-bedroom, 3.5-bathroom home boasting luxurious details and modern conveniences. Nestled in a desirable neighborhood, this property features a spacious layout perfect for comfortable living and entertaining. A privacy fence encloses the outdoor space, ensuring seclusion and tranquility. Step inside to experience the the open living area designed for both relaxation and hosting. The heart of the home is the well sized kitchen, complete with a long eating bar ideal for casual dining. Gourmet chefs and casual cooks alike will appreciate the granite countertops and stainless-steel appliances, all of which convey with the property. High-end finishes continue throughout, with durable 2-inch faux wood blinds gracing the windows, offering both style and function. Keeping energy efficiency in mind, the home's HVAC system is less than five years old, while the water heater promises peace of mind with less than three years in service. Outside, the private surroundings offer a perfect retreat, while a two-car garage provides ample storage and convenience. This home combines elegance, comfort, and modern efficiency, making it a prime choice for those seeking the best of College Station living. The roof was recently replaced on 9/10/2025.

Built in 2011



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 25007438    |
| Price          | \$330,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,817       |
| Acres          | 0.06        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Townhouse   |
| Style          | Traditional |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1403 Crescent Ridge Drive |
| Area        | C20                       |
| Subdivision | Crescent Pointe           |
| City        | College Station           |
| County      | Brazos                    |
| State       | TX                        |
| Zip Code    | 77845                     |

## Amenities

|              |                                             |
|--------------|---------------------------------------------|
| Amenities    | Maintenance Grounds, Maintenance Front Yard |
| Utilities    | Sewer Available, Water Available            |
| Features     | Patio, Pool                                 |
| Parking      | Attached, Garage                            |
| # of Garages | 2                                           |
| Garages      | Garage Door Opener                          |
| Pool         | Community, In Ground                        |

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior          | Carpet, Tile                                        |
| Interior Features | Granite Counters, Window Treatments, Ceiling Fan(s) |
| Appliances        | Electric Water Heater, Water Heater, Dryer, Washer  |
| Heating           | Central, Electric                                   |
| Cooling           | Central Air, Electric                               |

Stories                      Two

**Exterior**

Lot Description        Level  
Windows                Thermal Windows  
Roof                      Composition  
Construction          Brick  
Foundation            Slab

**School Information**

District                  Bryan

**Additional Information**

Days on Market        107  
HOA Fees                100  
HOA Fees Freq.        Monthly

**Listing Details**

Listing Agent            Troy Weigand  
Listing Office            Coldwell Banker Apex, REALTORS

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