

# \$429,000 - 417 Chimney Hill Drive, College Station

MLS® #25007545

**\$429,000**

2 Bedroom, 2.00 Bathroom, 1,841 sqft

Residential on 0.16 Acres

Villas Chimney Hill, College Station, TX

Tucked away in the sought-after Villas of Chimney Hill, this stunning 2-bedroom, 2-bathroom Spanish-style townhome is a rare retreat just minutes from Texas A&M

University, University Drive, parks, and scenic walking trails. Step through the covered front lanai into a beautifully designed home featuring an open living and dining space with vaulted wood beam ceilings, rich wood floors, and a gas-start, wood-burning stone fireplace that sets a warm and welcoming tone. The split floor plan includes spacious bedrooms, each with its own full bath—offering both comfort and privacy. Two sets of French doors lead to a central kitchen and oversized breakfast room, complete with an electric range, extended eating bar, and walk-in pantry. Soak up the sunshine in your own private oasis—with a fenced patio and pergola on one side of the home, sliding glass for a serving bar and a sparkling in-ground pool (resurfaced in 2020) nestled in a serene atrium on the other. Large windows and a skylight flood the home with natural light, creating a bright and airy ambiance perfect for entertaining or peaceful everyday living. This home is a true gem—don't miss the opportunity to make it yours!

Built in 1982

## Essential Information

MLS® # 25007545



Price	\$429,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,841
Acres	0.16
Year Built	1982
Type	Residential
Sub-Type	Townhouse
Style	Spanish
Status	Active

### Community Information

Address	417 Chimney Hill Drive
Area	C03
Subdivision	Villas Chimney Hill
City	College Station
County	Brazos
State	TX
Zip Code	77840

### Amenities

Amenities	Maintenance Grounds, Management, Maintenance Front Yard
Utilities	Cable Available, High Speed Internet Available, Phone Available, Sewer Available, Trash Collection, Underground Utilities, Water Available
Features	Deck/Porch, Patio
Parking	Attached, Garage, Garage Faces Rear, Rear/Side/Off Street
# of Garages	2
Garages	Garage Door Opener
Pool	In Ground

### Interior

Interior	Tile, Wood
Interior Features	French Door(s)/Atrium Door(s), Granite Counters, High Ceilings, Skylights, Window Treatments, Ceiling Fan(s), Programmable Thermostat
Appliances	Water Heater, Gas Water Heater
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric

Fireplace	Yes
Fireplaces	Gas, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Lot Description	Level, Trees Large Size, Trees
Windows	Skylight(s)
Roof	Other, Tile
Construction	Stucco
Foundation	Slab

### **School Information**

District	College Station
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### **Additional Information**

Days on Market	105
HOA Fees	781
HOA Fees Freq.	Annually

### **Listing Details**

Listing Agent	Shelby Cooper
Listing Office	Infinity Concierge Inc.

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