

# \$594,000 - 9413 Whitney Lane, College Station

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MLS® #25007617

**\$594,000**

4 Bedroom, 4.00 Bathroom, 3,018 sqft

Residential on 0.22 Acres

Woodcreek, College Station, TX

Welcome to this exceptional 4-bedroom, 4-bathroom two-story home nestled in the Woodcreek neighborhood of College Station, offering a unique blend of space, versatility, and stunning views. Step inside to discover a thoughtfully designed layout featuring a dedicated office, a formal dining room, and a sun-drenched sunroom perfect for relaxing or entertaining. Upstairs, the expansive primary suite boasts a private balcony overlooking a breathtaking ranch vista, where you can enjoy serene views of exotic deer and the peaceful Texas landscape. A true highlight of this property is the attached apartment with its own exterior entrance, complete with a kitchen, living area, and washer/dryer hookups—ideal for guests, extended family, or rental income opportunities. Additional features include a versatile bonus room offering endless possibilities for a game room, media space, or home gym. Downstairs you have a designated office and dining room. Outside, the backyard oasis opens up to sweeping ranch land, providing ultimate privacy and a picturesque backdrop for gatherings or quiet evenings under the stars. Don't miss your chance to own this rare find that combines the tranquility of country living with the convenience of College Station amenities just minutes away! Schedule your private tour today and experience all this beautiful home has to offer!

Built in 2002



## Essential Information

MLS® #	25007617
Price	\$594,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,018
Acres	0.22
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	9413 Whitney Lane
Area	C14
Subdivision	Woodcreek
City	College Station
County	Brazos
State	TX
Zip Code	77845

## Amenities

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

## Interior

Interior Features	Granite Counters, Ceiling Fan(s), Dry Bar, Programmable Thermostat, Walk-In Pantry
Appliances	Dishwasher, Disposal, Multiple Water Heaters, Microwave, Gas Water Heater
Heating	Central, Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas Log

Stories                      Two

**School Information**

District                      College Station

**Additional Information**

Days on Market            96

HOA Fees                    180

HOA Fees Freq.            Annually

**Listing Details**

Listing Agent                Laura Cates

Listing Office                Real Broker, LLC

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