

\$615,000 - 3617 Dawn Court, Bryan

MLS® #25007697

\$615,000

4 Bedroom, 3.00 Bathroom, 2,607 sqft

Residential on 0.38 Acres

Tiffany Park, Bryan, TX

Amazing ONE-owner Blackstone home combines modern luxury with old-world elegance, on a .38 acre quiet cul-de-sac lot in the desirable Tiffany Park. Entering, youâ€™re welcomed by luxury Italian porcelain tile, rich 2â€ wood flooring, archways and coffered raised ceilings. At the homeâ€™s heart lies an open-concept living, dining, and kitchen area. The kitchen beautifully balances style and function with Knotty Alder cabinetry, pull-out spice racks, granite countertops, five-burner gas range with overhead pot filler, and generous kitchen bar with seating. The living room features a central fireplace framed by expansive windows showcasing serene terrace views. Each bedroom offers its own unique charm designed for family and personal retreats. The primary suite includes a luxurious spa-like bathroom with vaulted ceiling, soaking tub, impressive walk-in shower of stone and ceramic tile, and spacious walk-in closet. The homeâ€™s interior highlights include solar tubes, surround sound, walk-in pantry with auto lighting, dry bar with built-in wine rack and chiller, and laundry room with sink. Outdoor living invites you to a covered terrace, cozy outdoor fireplace, and large curved patio overlooking beautiful landscaping. Craftsmanship is seen in extensive brick and masonry details, and the signature Blackstone granite marque. Located minutes from shopping, dining, walking trails, park, and top-rated schools. An extraordinary home! Thoughtful upgrades and the cozy charm of 2



fireplaces!

Built in 2011

Essential Information

MLS® #	25007697
Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,607
Acres	0.38
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	3617 Dawn Court
Area	B04
Subdivision	Tiffany Park
City	Bryan
County	Brazos
State	TX
Zip Code	77802

Amenities

Amenities	Maintenance Grounds
Utilities	Natural Gas Available, Sewer Available, Trash Collection, Water Available
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Wood
Interior Features	Granite Counters, High Ceilings, Sound System, Shutters, Wired for Sound, Window Treatments, Ceiling Fan(s), Dry Bar, Kitchen Exhaust

	Fan, Kitchen Island
Appliances	Built-In Electric Oven, Dishwasher, Disposal, Gas Range, Microwave, Tankless Water Heater, Water Heater, Dryer, Gas Water Heater, Washer
Heating	Central, Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Gas, Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Cul-De-Sac, Trees Large Size
Windows	Plantation Shutters
Roof	Composition
Construction	Brick, Stone
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	88
HOA Fees	145
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Saundra Mcculloch
Listing Office	Longitude Real Estate

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