

# \$444,900 - 10546 Steep Hollow Road, Bryan

MLS® #25007838

**\$444,900**

4 Bedroom, 3.00 Bathroom, 2,547 sqft

Residential on 1.01 Acres

Fry Addn, Bryan, TX

Welcome to peaceful country living with city convenience! This spacious updated 4-bedroom, 2.5-bathroom home sits on 1.01 unrestricted acres with no HOA, giving you the freedom to live how you want.

The remodeled kitchen is a cookâ€™s dream â€“ featuring granite countertops, an abundance of cabinets, a large island, and a walk-in pantry with bonus storage. Plus, enjoy a butlerâ€™s area for an additional prep space and an extra fridge for entertaining.

The primary suite is downstairs and offers two walk-in closets and double vanities for comfort and convenience. Upstairs, youâ€™ll find three additional bedrooms and a full bath â€“ one could be used for your home office needs. Step out back to a versatile enclosed porch - could be used for a sunroom, hobby space, or second living area.

Need room for big projects? Youâ€™ll love the 30x40 workshop built in 2019 with a concrete slab, electric, high end work bench and storage cabinetry and a built in window unit for A/Câ€“ nice for a home business, vehicle projects, or serious hobby space.

Other highlights: Roof was just replaced in May, two 50-amp RV hookups, mature oak trees, pecan and crepe myrtles provide shade and beauty. There is plenty of room for gardening, chickens, or 4-H/FFA animals. Donâ€™t miss this unique opportunity to enjoy space, freedom, and functionalityâ€“just



minutes from town! \*Owner is offering a flooring/new front door allowance!

Built in 1990

### Essential Information

MLS® #	25007838
Price	\$444,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,547
Acres	1.01
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

### Community Information

Address	10546 Steep Hollow Road
Area	105
Subdivision	Fry Addn
City	Bryan
County	Brazos
State	TX
Zip Code	77808

### Amenities

Utilities	Septic Available, Water Available
Features	Patio
Parking	Detached, Garage
# of Garages	2

### Interior

Interior	Slate, Vinyl
Interior Features	Granite Counters, Window Treatments, Ceiling Fan(s), Dry Bar, Kitchen Island

Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	Two, One

### **Exterior**

Lot Description	Trees Large Size
Roof	Composition, Shingle
Construction	Brick Veneer, Frame, Wood Siding
Foundation	Slab

### **School Information**

District	Bryan
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### **Additional Information**

Days on Market	95
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### **Listing Details**

Listing Agent	Korrina Russell
Listing Office	Coldwell Banker Apex, REALTORS

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