

# \$315,000 - 1736 Starling Drive, College Station

MLS® #25008117

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,645 sqft

Residential on 0.21 Acres

Springbrook-Cypress Meadow, College Station, TX

Nestled in the heart of South College Station, this charming home is located in an incredibly convenient area with adorable curb appeal. Open floor plan with FOUR bedrooms, providing comfortable accommodations for everyone. Additional temperature controlled room off the dining room for storage or pets. Large wood deck for outside dining and enjoying the natural greenspace behind the yard. This property offers a unique opportunity to shape a comfortable and welcoming home environment.

Contingency contract has expired. Seller is highly motivated to help you make this your dream home!

Built in 1997

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25008117                |
| Price          | \$315,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,645                   |
| Acres          | 0.21                    |
| Year Built     | 1997                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |



|        |             |
|--------|-------------|
| Style  | Traditional |
| Status | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1736 Starling Drive        |
| Area        | C12                        |
| Subdivision | Springbrook-Cypress Meadow |
| City        | College Station            |
| County      | Brazos                     |
| State       | TX                         |
| Zip Code    | 77845-4746                 |

### Amenities

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Maintenance Grounds                                                                                                             |
| Utilities    | Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Trash Collection, Water Available |
| Features     | Deck/Porch, Patio                                                                                                               |
| Parking      | Attached, Garage                                                                                                                |
| # of Garages | 2                                                                                                                               |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior          | Carpet, Laminate, Tile                                                                        |
| Interior Features | Granite Counters, Ceiling Fan(s)                                                              |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Gas Water Heater, Washer |
| Heating           | Central, Gas                                                                                  |
| Cooling           | Central Air, Electric                                                                         |
| Fireplace         | Yes                                                                                           |
| Fireplaces        | Gas                                                                                           |
| # of Stories      | 1                                                                                             |
| Stories           | One                                                                                           |

### Exterior

|              |       |
|--------------|-------|
| Construction | Brick |
| Foundation   | Slab  |

### School Information

|          |                 |
|----------|-----------------|
| District | College Station |
|----------|-----------------|

### Additional Information

|                |          |
|----------------|----------|
| Days on Market | 88       |
| HOA Fees       | 175      |
| HOA Fees Freq. | Annually |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Agent  | Tammi Pearson         |
| Listing Office | Honeywood Realty, LLC |

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