

# \$849,000 - 3561 Anderson Arbor Court, College Station

MLS® #25008569

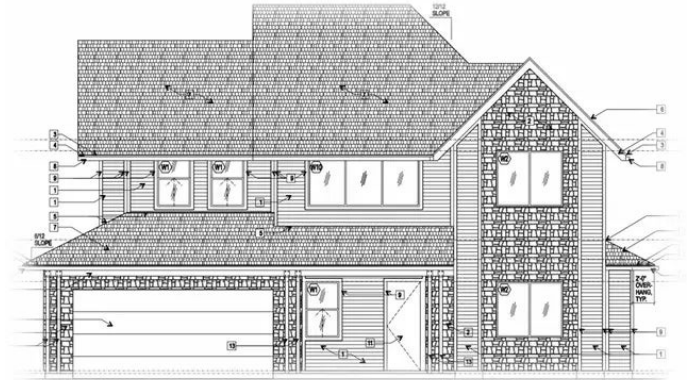
**\$849,000**

4 Bedroom, 5.00 Bathroom, 3,170 sqft

Residential on 0.30 Acres

Mission Ranch, College Station, TX

Step into refined living in the highly sought-after Mission Ranch neighborhood—just minutes from Texas A&M University offering ample community amenities. This home offers 4 spacious bedrooms, 4.5 bathrooms, dedicated office, game room, and a MUD area, all crafted with function and upscale design in mind. Downstairs, enjoy a private owner's retreat tucked at the back of the home, featuring a luxurious spa-inspired en-suite with a sleek wet room showcasing a freestanding tub, dual shower heads, and modern finishes that evoke a high-end hotel experience. The oversized 16'+ walk-in closet is outfitted with custom shelving. An additional bedroom and bath downstairs, featuring a walk-in shower, provide flexible living options. Upstairs, discover two generously sized bedrooms, each with its own en-suite bathroom—alongside a large game room. Throughout the home, you'll appreciate the abundance of cabinetry, offering ample storage. The open-concept kitchen and living space is framed by a stunning cathedral ceiling and decorative beam, anchored by a 42" Heatilator Novus Direct Vent Gas Fireplace. The kitchen features an impressive GE Café appliance package including a 36" range and a 22.3 cu. ft. ENERGY STAR Smart 4-door French door refrigerator. Situated on an oversized lot with mature oak trees, the yard provides ample space for outdoor living. Built with quality in mind, this home features 2x6



exterior walls and engineered slab and framing.

Built in 2025

**Essential Information**

MLS® #	25008569
Price	\$849,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,170
Acres	0.30
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	3561 Anderson Arbor Court
Area	116
Subdivision	Mission Ranch
City	College Station
County	Brazos
State	TX
Zip Code	77845

**Amenities**

Amenities	Maintenance Grounds, Management, Other, Pool
Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Trash Collection, Water Available
Features	Playground, Pool, Tennis Court(s)
Parking	Attached, Front Entry, Garage
# of Garages	2
Garages	Garage Door Opener
Pool	Community

## Interior

Interior	Carpet, Tile, Wood
Interior Features	High Ceilings, Quartz Countertops, Kitchen Exhaust Fan, Island, Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas, STAR Qualified Appliances
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Gas Log
Stories	Two

## Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Trees Large Size
Windows	Low-Emissivity Windows
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

## School Information

District	College Station
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## Additional Information

Days on Market	71
HOA Fees	1763.25
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Lacey Hogan
Listing Office	Inhabit Real Estate Group

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