

\$1,095,000 - 3946 Arboleda Drive, College Station

MLS® #25008610

\$1,095,000

4 Bedroom, 4.00 Bathroom, 4,217 sqft

Residential on 1.50 Acres

Great Oaks, College Station, TX

Welcome to your private retreat in the heart of Great Oaks. This custom-built 4-bedroom, 3.5-bath estate offers 4,217 square feet of beautifully updated living space on a serene 1.5-acre lot just minutes from Texas A&M University. Designed for comfort and function, the home features soaring ceilings, oversized rooms, abundant natural light, two expansive living areas, and dual primary suites—ideal for multigenerational living or guests. Since 2022, the property has seen major updates including a Trane variable-speed HVAC system with dual zones, resurfaced pool with new waterline tile, a new Hayward 140,000 BTU pool heater, and a covered pergola with new fencing. The kitchen has been reimagined with quartz countertops, a custom backsplash, and premium appliances including a Wolf double oven, Wolf gas cooktop, and KitchenAid dishwasher. Additional updates include renovated spa-style bathrooms, new carpet in bedrooms and office, updated tile flooring, and a refreshed half bath. A full outdoor kitchen with built-in stainless appliances, fan, lighting, and sink was added in 2024, along with extensive landscaping upgrades. A 2+ car garage includes a separate bay ideal for a golf cart or workshop, plus discreet RV parking and a 50-amp hookup. Pool equipment, washer & dryer, and 500-gal propane tank convey. With low HOA dues and close proximity to Kyle Field, this property blends luxury, privacy, and convenience in one of College Station's



most sought-after neighborhoods.

Built in 2003

Essential Information

MLS® #	25008610
Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,217
Acres	1.50
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	3946 Arboleda Drive
Area	116
Subdivision	Great Oaks
City	College Station
County	Brazos
State	TX
Zip Code	77845

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Septic Available
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
Pool	In Ground

Interior

Interior	Carpet, Tile, Wood
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Interior Features	Quartz Counters, Shutters, Window Treatments, Breakfast Area, Ceiling Fan(s)
Appliances	Built-In Electric Oven, Double Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Multiple Water Heaters, Microwave, Dryer, Washer
Heating	Central, Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation, Outdoor Kitchen
Lot Description	Trees Large Size, Trees, Wooded
Windows	Plantation Shutters
Roof	Asphalt
Construction	Stone
Foundation	Slab

School Information

District	College Station
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Additional Information

Days on Market	67
HOA Fees	200
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Megan Bock
Listing Office	Real Broker, LLC

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