

# \$325,000 - 2404 Burton Drive, Bryan

MLS® #25008625

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,882 sqft

Residential on 0.40 Acres

Culpepper Manor, Bryan, TX

Spacious and beautifully maintained single-story home with 3 bedrooms and 2 bathrooms across 2,088 sqft in sought-after Culpepper Manor. Featuring original wood floors, the layout includes formal living and dining rooms plus a generously sized den. The updated kitchen showcases a bright breakfast area that overlooks a private, tree-shaded backyard complete with a refreshing pool, ideal for outdoor relaxation and entertaining. Nestled on a peaceful 0.40-acre lot, the home offers mature trees, a 2-car garage, and is located within the Bryan school district. Built in 1958 yet thoughtfully updated, this property blends classic charm with modern convenience.

Built in 1958

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25008625                |
| Price          | \$325,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,882                   |
| Acres          | 0.40                    |
| Year Built     | 1958                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2404 Burton Drive |
| Area        | B07               |
| Subdivision | Culpepper Manor   |
| City        | Bryan             |
| County      | Brazos            |
| State       | TX                |
| Zip Code    | 77802             |

## Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Available |
| Parking   | None                  |

## Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Ceiling Fan(s)         |
| Heating           | Central, Electric, Gas |
| Cooling           | Central Air, Electric  |
| # of Stories      | 1                      |
| Stories           | One                    |

## School Information

|          |       |
|----------|-------|
| District | Bryan |
|----------|-------|

## Additional Information

|                |    |
|----------------|----|
| Days on Market | 78 |
|----------------|----|

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Agent  | Katherine Weatherford |
| Listing Office | Redfin Corporation    |

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