

\$339,900 - 2506 Lightfoot Lane, Bryan

MLS® #25008675

\$339,900

3 Bedroom, 4.00 Bathroom, 1,594 sqft

Residential on 0.18 Acres

Sage Meadow, Bryan, TX

The Warwick in Sage Meadow is a beautiful 3-bedroom, 3.5-bathroom home with a 2-car garage, nestled in a desirable neighborhood in Bryan that's just 3 years old. Backing up to peaceful green space, this open-concept home offers a spacious living room, dining area, and kitchen with granite countertops, stainless steel appliances, custom cabinets, and a large peninsula with plenty of storage. The primary suite is conveniently located downstairs with an ensuite featuring a separate tub, walk-in shower, double granite vanities, and a private toilet room. Upstairs, you'll find two more bedrooms, each with its own bathroom, plus a versatile space perfect for an office or play area. The main floor includes luxury vinyl plank flooring, while the bedrooms are carpeted and the bathrooms feature beautiful tile. With two closets on the main level and additional storage upstairs, you'll never be short on space. Outside, enjoy a covered back porch, sprinkler systems in both the front and back yards, and a serene setting next to the green space.

Built in 2022

Essential Information

MLS® #	25008675
Price	\$339,900
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,594
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2506 Lightfoot Lane
Area	B16
Subdivision	Sage Meadow
City	Bryan
County	Brazos
State	TX
Zip Code	77803

Amenities

Amenities	Maintenance Grounds
Utilities	Electricity Available, Sewer Available, Trash Collection, Water Available
Parking	Attached, Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Other
Stories	Two

School Information

District	Bryan
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Additional Information

Days on Market	71
HOA Fees	300
HOA Fees Freq.	Annually

Listing Details

Listing Agent Golnaz Apgar

Listing Office NextHome Realty Solutions BCS

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