

# \$735,000 - 2317 Terrapin Trail, College Station

MLS® #25008877

**\$735,000**

4 Bedroom, 4.00 Bathroom, 2,814 sqft

Residential on 0.24 Acres

Greens Prairie Reserve, College Station, TX

Discover quality in every detail of this exceptional Magruder Home, nestled in the coveted Greens Prairie Reserve community. This impressive one-story, split floor plan offers a spacious 4 bedrooms, 4 bathrooms, a bonus room, and a study. The heart of the home is the custom-designed kitchen, featuring a large island, stainless steel appliances, quartz counters, a gas cooktop, and a large walk-in pantry. Off the kitchen, the well-lit dining space connects to the covered entertainment area outside, enhancing the indoor-outdoor living experience. The main living space is grounded by a large brick fireplace that is flanked on either side with picture windows overlooking the backyard. The primary bedroom, tucked away for privacy, features a spacious en suite bathroom. Welcome to a home where every detail reflects excellence and where lasting memories are waiting to be created. \*\*Builder is offering a \$10,000 incentive for buyers to use towards upgrades or closing costs for contracts that close on or before 12/31/2025\*\* Call today to schedule your private showing!

Built in 2025

## Essential Information

MLS® # 25008877

Price \$735,000

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,814
Acres	0.24
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	2317 Terrapin Trail
Area	C18
Subdivision	Greens Prairie Reserve
City	College Station
County	Brazos
State	TX
Zip Code	77845

### Amenities

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

### Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Programmable Thermostat
Heating	Central, Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

### Exterior

Roof	Composition
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### School Information

District                      College Station

**Additional Information**

Days on Market        62  
HOA Fees                850  
HOA Fees Freq.        Annually

**Listing Details**

Listing Agent            Morgan Mangan  
Listing Office            Walsh &Mangan Premier RE Group

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