

\$297,500 - 6044 Toby Bend, Bryan

MLS® #25008948

\$297,500

4 Bedroom, 3.00 Bathroom, 1,912 sqft

Residential on 0.14 Acres

Other, Bryan, TX

This beautifully maintained 4-bedroom, 3-bathroom home, built in 2023, offers the feel of brand-new construction with thoughtful updates, including fresh interior paint. The open-concept layout is anchored by a bright kitchen featuring granite countertops, a walk-in pantry, electric range, and a bar seating area that flows seamlessly into the dining and living spaces. A versatile flex room/game room provides additional space, while the two-car garage and spacious lot add convenience and flexibility. Enjoy a community with walking paths and low HOA fees. Tucked just outside the hustle and bustle, the home offers a quiet suburban feel while still being only minutes from major highways and daily conveniences. With a prime location just 2.7 miles to the Health Science Center, 5.0 miles from Texas A&M, 5.4 miles from the RELLIS Campus, and 6.1 miles from Blinn College, this move-in ready property provides easy access to education, work, and recreation all within less than 10 minutes.

Built in 2023

Essential Information

MLS® #	25008948
Price	\$297,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,912
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	6044 Toby Bend
Area	B18
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Management
Utilities	Sewer Available, Water Available
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Vinyl
Interior Features	Granite Counters, Window Treatments, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan, Walk-In Pantry
Appliances	Built-In Electric Oven, Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave
Heating	Central, Electric
Cooling	Central Air, Electric
Stories	Two

Exterior

Lot Description	Trees
Roof	Shingle
Construction	Brick, HardiPlank Type, Other
Foundation	Slab

School Information

District Bryan

Additional Information

Days on Market 58
HOA Fees 150
HOA Fees Freq. Annually

Listing Details

Listing Agent Morgan Torres
Listing Office Real Broker, LLC

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