

# \$1,300,000 - 3201 Willow Ridge Drive, Bryan

MLS® #25009040

**\$1,300,000**

5 Bedroom, 5.00 Bathroom, 4,533 sqft

Residential on 0.45 Acres

The Traditions, Bryan, TX

Discover your dream home in the sought-after Traditions Golf Course community, featuring a stunning Spanish-style stone and stucco exterior complemented by a manicured lawn and vibrant garden beds. This exquisite custom-built Jefferson Christian residence boasts 5 oversized bedrooms and 4.5 bathrooms, offering ample space. Step inside to find a spacious open-concept living area that seamlessly blends comfort and style, with a gourmet kitchen complete with built-in ice maker, walk-in pantry, perfect for entertaining and added office space off to the side for work/study. Enjoy the luxurious primary suite, featuring a large garden tub, walk-in shower, and custom cabinetry in the expansive primary closet, along with a cozy bonus sitting room for a private retreat. The impressive game room is designed for fun and relaxation, equipped with custom cabinets, a beverage fridge, and an ice maker, making it an ideal spot for gatherings. An ancillary room off one of the upstairs bedrooms adds versatility to this already fantastic layout. New paint throughout and new carpet in all bedrooms/gameroom February 2025. Spend your evenings on the inviting back patio, where youâ€™ll find a wood-burning fireplace, outdoor kitchen, and generous covered seating areaâ€”perfect for alfresco dining and entertaining year-round. Located just moments away from the club and in close proximity to dining, shopping, spa services, and campus amenities, this home offers an excellent floor plan for all your needs!



Built in 2010

## Essential Information

MLS® #	25009040
Price	\$1,300,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,533
Acres	0.45
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Active

## Community Information

Address	3201 Willow Ridge Drive
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

## Amenities

Amenities	Maintenance Grounds, Management
Utilities	Natural Gas Available, Sewer Available, Water Available
Features	Barbecue, Golf
Parking	Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Wet Bar, Granite Counters, High Ceilings, High Speed Internet, Smart Home, Shutters, Wired for Sound, Window Treatments, Ceiling Fan(s), Dry Bar, Kitchen Island, Programmable Thermostat, Walk-In Pantry

Appliances	Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas
Stories	Two

## **Exterior**

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

## **School Information**

District	Bryan
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## **Additional Information**

Days on Market	56
HOA Fees	975
HOA Fees Freq.	Annually

## **Listing Details**

Listing Agent	Jaime Stanley
Listing Office	Engel & Voelkers B/CS

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