

\$480,000 - 2923 Ambrose Drive, Bryan

MLS® #25009152

\$480,000

3 Bedroom, 3.00 Bathroom, 2,746 sqft

Residential on 0.25 Acres

Austin's Colony, Bryan, TX

Discover this elegant 3-bedroom, 3-bathroom residence featuring a spacious 2-car garage, nestled in a prime Bryan, TX location. This property exudes charm with its beautiful curb appeal and pristine landscaping, setting the scene for the outstanding interior and remarkable backyard oasis.

Step inside to find a sophisticated open-concept living space adorned with concrete floors and high-end finishes. All bedrooms are conveniently located on the main level, embracing the convenience of single-story living. The remodeled kitchen is a chef's delight showcasing sleek quartz countertops, and a modern layout perfect for entertaining. Vaulted ceilings add a sense of space and grandeur, while the primary bathroom offers a luxurious escape with a walk-in tile shower and stand-alone soaker tub.

Upstairs, a massive bonus room awaits, complete with a full bath and a sizable heated and cooled storage closet, adding functionality to the home. Each bedroom hosts walk-in closets, providing ample storage, and the large laundry room offers added convenience.

The exterior is equally enchanting, featuring a completely wooded backyard with no back neighbors, promising privacy and tranquility. The covered patio is an ideal spot to unwind, with the sounds of birds chirping and the



occasional visit from hummingbirds and deer enhancing the serene atmosphere. This exquisite property offers a harmonious blend of modern living and natural beauty, perfect for those seeking a peaceful retreat.

Built in 2010

Essential Information

MLS® #	25009152
Price	\$480,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,746
Acres	0.25
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2923 Ambrose Drive
Area	B13
Subdivision	Austin's Colony
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Sewer Available, Water Available
Features	Garden Area, Patio
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Concrete, Tile
Interior Features	High Ceilings, Quartz Counters, Wired for Sound, Window Treatments, Breakfast Area, Ceiling Fan(s), Kitchen Island
Appliances	Some Gas Appliances, Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Gas Range, Gas Water Heater, Plumbed For Gas, Self Cleaning Oven, Tankless Water Heater, Water Heater, Warming Drawer
Heating	Central, Gas
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Gas Log
Stories	Two

Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Trees Large Size, Wooded
Windows	Low-Emissivity Windows
Roof	Shingle
Construction	Brick, Stone
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	47
HOA Fees	175
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Sarah Chilton
Listing Office	Coldwell Banker Apex, REALTORS

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