

\$289,000 - 3618 Graz Drive, College Station

MLS® #25009313

\$289,000

3 Bedroom, 2.00 Bathroom, 1,450 sqft
Residential on 0.18 Acres

Edelweiss Estates, College Station, TX

Location! A 3 bedroom/2 bath one story home on a corner lot in the desirable Edelweiss Estates subdivision in College Station. The kitchen has a gas range, breakfast bar, built in dishwasher, pantry, refrigerator (1 month old), plenty of storage and counter space and a window over the sink. The laundry room has plenty storage and includes the washer (6 months old) and dryer (2 years old). The family room has a gas fireplace, a built in and lots of natural light. Split bedroom floorplan with the primary bedroom having a trace ceiling. The primary bath has dual sinks, a walk-in closet and a linen closet. There is a nice covered back porch. Newer fence. AC replaced in the summer 2023. This home is a short distance from the neighborhood park and College Station schools, dining and shopping. This home is a must see!!

Built in 1998

Essential Information

MLS® #	25009313
Price	\$289,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,450
Acres	0.18
Year Built	1998



Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	3618 Graz Drive
Area	C10
Subdivision	Edelweiss Estates
City	College Station
County	Brazos
State	TX
Zip Code	77845

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Cable Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available
Features	Playground
Parking	Attached, Front Entry, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Laminate Counters, Window Treatments, Breakfast Area, Ceiling Fan(s), Dry Bar
Appliances	Some Gas Appliances, Dishwasher, Disposal, Gas Range, Microwave, Plumbed For Gas, Refrigerator, Water Heater, Dryer, ENERGY STAR Qualified Appliances, Gas Water Heater, Washer
Heating	Central, Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation
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Lot Description	Corner Lot, Level
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

District	College Station
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Additional Information

Days on Market	47
HOA Fees	185
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Jan Batchelor
Listing Office	Cortiers Real Estate

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