

\$287,500 - 2509 Lightfoot Lane, Bryan

MLS® #25009323

\$287,500

3 Bedroom, 2.00 Bathroom, 1,491 sqft

Residential on 0.20 Acres

Sage Meadow, Bryan, TX

INVESTORS ARE WELCOME !!!

GORGEOUS HOUSE WITH THE POPULAR, "EDINBURG" FLOORPLAN!!! Situated in Sage Meadow, a rare neighborhood with wide lots AND BIG, mature trees !!! This gorgeous single story home, features a lovely open-concept design, with the main areas designed with luxury vinyl plank flooring and plush carpet in the bedrooms. The kitchen is to-die-for and features ABSOLUTELY STUNNING granite counters, CUSTOM site-built cabinetry, spacious island, GE stainless steel HIGH-END appliances. The primary bathroom features double vanity, granite countertops, a separate soaking tub, a walk in shower with beautiful tile surround, private toilet and a MASSIVE walk in closet. The secondary bathroom is very spacious and features granite countertops and tons of storage! This home sits on an incredible large lot and when you step into the spacious backyard, you will feel a zen-like vibe. Priced to sell, this beauty is READY for investors or for a family to make it their permanent home !!! PRICED TO SELL !!! GRAB THIS HOME BEFORE IT IS GONE !!!



Built in 2022

Essential Information

MLS® # 25009323

Price \$287,500

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,491
Acres	0.20
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2509 Lightfoot Lane
Area	B16
Subdivision	Sage Meadow
City	Bryan
County	Brazos
State	TX
Zip Code	77803

Amenities

Amenities	Maintenance Grounds
Utilities	Electricity Available, Sewer Available, Trash Collection, Water Available
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Smart Home, Window Treatments, Ceiling Fan(s), Kitchen Island, Programmable Thermostat
Appliances	Built-In Electric Oven, Dishwasher, Electric Water Heater, Disposal, Microwave, Water Heater, ENERGY STAR Qualified Appliances
Heating	Central, Electric
Cooling	Ceiling Fan(s), Zoned, Attic Fan
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Open Lot
Windows	Low-Emissivity Windows
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	50
HOA Fees	300
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Ram Ganapathy
Listing Office	FULL CIRCLE RE

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