

\$1,195,000 - 10717 Harvey Ranch Road, College Station

MLS® #25009335

\$1,195,000

4 Bedroom, 4.00 Bathroom, 3,495 sqft

Residential on 2.27 Acres

Cook Crossing PH 1, College Station, TX

Turn onto the quiet street in Cook Crossing and youâ€™ll know immediatelyâ€™this is the house. Nearly 3,500 sq. ft. tucked away on 2.27 wooded acres with no city taxes, just minutes from College Station.

From the first glance, the experience is elevated: an expansive driveway leads to stamped concrete porches, tongue-and-groove stained ceilings, and striking curb appeal. Inside, soaring 20-foot ceiling and a floor-to-ceiling micro cement fireplace make a bold statement, while ample natural light highlights every carefully chosen finish. The kitchen delivers the wow factorâ€™custom inset cabinetry, a built-in full-size refrigerator and freezer, double workstation sinks, reverse osmosis filtration, and selections designed for both everyday living and entertaining. Across the home, halo lighting, nearly 20 exterior lights, and custom details showcase the unmatched upgrades woven into every space. The primary suite is more than a bedroomâ€™itâ€™s a retreat with a spa-inspired wet room created to reset and restore. A flexible downstairs room and upstairs loft adapt to your lifestyle. Even the garage reflects luxury living, with its oversized three-car layout, mounted vacuum system, and built-in pressure washer. The backyard becomes its own destination: expansive porches spanning the home, outdoor kitchen, and wooded views that create a private escape. Every corner reflects luxury



craftsmanship and unrivaled upgrades. This isn't just another new construction it's the one.

Built in 2025

Essential Information

MLS® #	25009335
Price	\$1,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,495
Acres	2.27
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern, Other
Status	Active

Community Information

Address	10717 Harvey Ranch Road
Area	106
Subdivision	Cook Crossing PH 1
City	College Station
County	Brazos
State	TX
Zip Code	77845

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Electricity Available, High Speed Internet Available, Propane, Phone Available, Sewer Available, Septic Available, Separate Meters, Trash Collection, Underground Utilities, Water Available
Features	Patio
Parking	Attached, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	French Door(s)/Atrium Door(s), Granite Counters, High Ceilings, Sound System, Wired for Sound, Ceiling Fan(s), Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat, Walk-In Pantry
Appliances	Some Gas Appliances, Built-In Electric Oven, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Plumbed For Gas, Refrigerator, ENERGY STAR Qualified Appliances, Electric Water Heater, Tankless Water Heater, Water Heater, Water Purifier
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas Log
Stories	Two

Exterior

Exterior Features	Sprinkler/Irrigation, Outdoor Kitchen
Lot Description	Open Lot, Stream/Creek, Trees Large Size, Trees, Wooded
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	39
HOA Fees	400
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Ashley Childs
Listing Office	Walsh &Mangan Premier RE Group

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