

\$635,000 - 3325 Stephans Crossing, Bryan

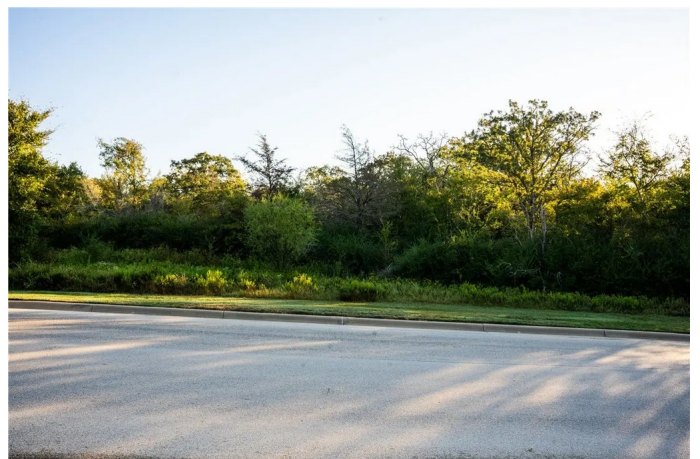
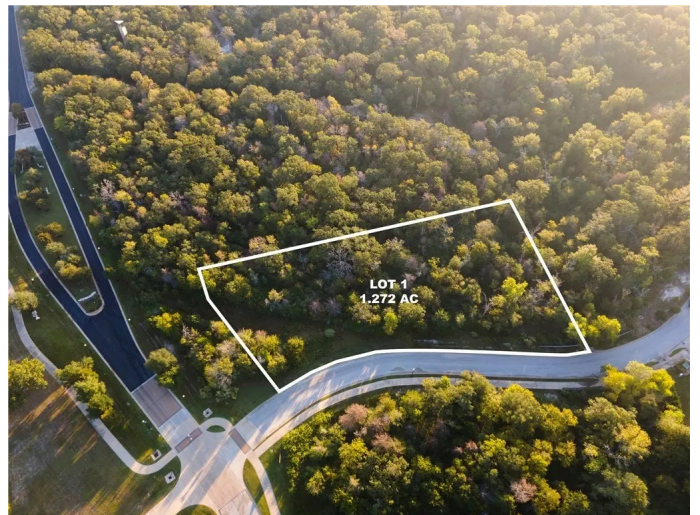
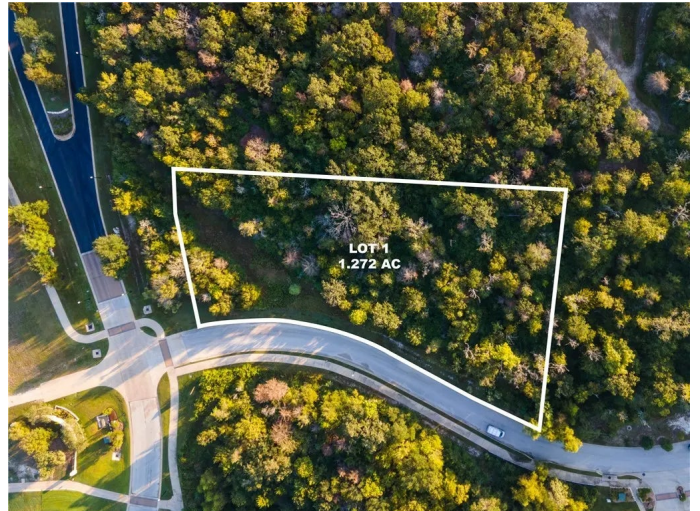
MLS® #25009372

\$635,000

Bedroom, Bathroom,
Land on 1.27 Acres

The Traditions, Bryan, TX

Nestled within the heart of the eminent Traditions Club and Community, this expansive 1.272-acre homesite is among the largest homesites available. Lofty trees surround the property, offering a serene and private retreat that seamlessly blends with the adjacent Texas A&M parkland, creating a picturesque and natural backdrop. The property stretches ~ 356 ft wide with a depth of up to 243 ft, allowing you limitless creativity to build your own custom home designed to take in beautiful nature views. Enjoy club living in a golf community with all the amenities of a private club. Traditions Club, featuring a Jack Nicklaus 18-hole golf course, offers club dining and entertainment space, a racquet center, a pool center with poolside service, and grill. Traditions also include over 4 miles of walking trails leading to Lake Walk Town Center, abundant with social activities, a day spa, and dining opportunities! Plus, it's just a few minutes away from the Texas A&M Campus.



Essential Information

MLS® #	25009372
Price	\$635,000
Acres	1.27
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	3325 Stephans Crossing
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds, Management, Security
Utilities	Sewer Available, Water Available
Features	Fitness, Golf, Pool, Tennis Court(s)
Pool	Community

Exterior

Lot Description	Backs to Greenbelt/Park, Wooded
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School Information

District	Bryan
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Additional Information

Days on Market	47
HOA Fees	975
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Betsy Segers
Listing Office	Coldwell Banker Apex, REALTORS

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