

\$738,000 - 6652 Ridgeview Estates Lane, Bryan

MLS® #25009420

\$738,000

4 Bedroom, 3.00 Bathroom, 2,765 sqft

Residential on 1.00 Acres

Ridgeview Estates, Bryan, TX

Step into the Creekview Custom Builder home situated on a 1 acre lot in the Ridgeview Estates Neighborhood, located only a few short minutes to town. The layout features 4 bedrooms, 3 baths, study, breakfast nook, and a formal dining area. The family room boasts a central fireplace, built-ins, and soaring cathedral ceilings. Natural light streaming in through wood-cased windows further enhances the warm ambiance of the home. Wood look tile flows through the common areas, study, and master suite. The kitchen is a chef's dream, with custom cabinets, accent lighting, and high-end stainless appliances. The addition of upgraded Taj Mahal countertops and an island/eating bar combo adds both style and functionality. The primary bedroom suite is the perfect oasis, with its cathedral ceiling, large walk-in closet, and luxurious ensuite featuring quartz vanities, separate shower, and a soaker tub. The inclusion of modern conveniences such as pre-wiring for security systems, fiber internet access, and a central media panel demonstrates a thoughtful consideration for contemporary lifestyles. Outdoor entertaining is made easy with a large covered patio and outdoor kitchen. The home's construction boasts upgraded features such as a 16 Seer two stage HVAC system, FOAM INSULATION, irrigation system, and aerobic septic system. This home blends timeless elegance with modern convenience. Builder offering \$10K your way (Can be used for upgrades, rate



buydown, or towards closing cost)!

Built in 2024

Essential Information

MLS® #	25009420
Price	\$738,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,765
Acres	1.00
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	6652 Ridgeview Estates Lane
Area	104
Subdivision	Ridgeview Estates
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Amenities	Management
Utilities	High Speed Internet Available, Septic Available, Trash Collection, Water Available
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile
Interior Features	French Door(s)/Atrium Door(s), Granite Counters, High Ceilings, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan, Kitchen Island, Programmable

	Thermostat, Walk-In Pantry
Appliances	Built-In Electric Oven, Dishwasher, Disposal, Gas Range, Microwave, Water Heater, Tankless Water Heater
Heating	Heat Pump
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation, Outdoor Kitchen
Lot Description	Trees
Windows	Low-Emissivity Windows
Roof	Composition, Metal, Shingle
Construction	Brick, Stone
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	63
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Lacey Hogan
Listing Office	Inhabit Real Estate Group

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