

\$2,950,000 - 2917 Blue Belle Drive, Bryan

MLS® #25009461

\$2,950,000

3 Bedroom, 4.00 Bathroom, 6,071 sqft
Residential on 1.83 Acres

The Traditions, Bryan, TX

Experience luxury redefined in this private 6,021 SqFt custom estate built by Crowley Homes, nestled on 1.83 acres along the 4th fairway of the prestigious Jack Nicklaus-designed Traditions Golf Club. A striking blend of industrial and modern elegance, this architectural masterpiece showcases reclaimed 100-year-old brick, historical wood accents, hand-built patina finishes by artist Clover Cochran, and hand-cut mesquite inlays. Inside, enjoy a chef-caliber kitchen with premium built-in Thermador appliances, expansive dining and living spaces, two dedicated offices, a state-of-the-art theater room, and a massive upstairs game room with serving bar and balcony. The spa-inspired primary suite includes a private study, Scandinavian dry sauna, oversized steam shower, soaking tub, and dual walk-in closets. Entertain effortlessly outdoors with a large covered patio, complete with a fireplace, brick pizza oven and an outdoor kitchen. Smart-home automation and Ram casement windows complete this showpiece in the heart of Aggielandâ€™s most coveted golf communityâ€™ just minutes from Texas A&M University.



Built in 2016

Essential Information

MLS® #	25009461
Price	\$2,950,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	6,071
Acres	1.83
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	2917 Blue Belle Drive
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds, Management, Pool
Utilities	Cable Available, Electricity Available, Sewer Available, Trash Collection, Water Available
Features	Garden Area, Golf, Pool
Parking	Attached, Garage
# of Garages	3
Garages	Garage Door Opener
Pool	Community

Interior

Interior	Concrete, Wood
Interior Features	Ceiling Fan(s), Granite Counters, Sound System, Smart Home, Wired for Sound, Dry Bar, Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat, Walk-In Pantry
Appliances	Built-In Gas Oven, Double Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Ice Maker, Multiple Water Heaters, Microwave, Refrigerator, ENERGY STAR Qualified Appliances, Tankless Water

	Heater
Heating	Central, Electric, Gas, Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
Fireplaces	Gas, Gas Log
Stories	Two

Exterior

Exterior Features	Sprinkler/Irrigation, Outdoor Kitchen
Lot Description	Near Golf Course, On Golf Course, Wooded
Windows	Low-Emissivity Windows
Roof	Metal
Construction	Brick
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	57
HOA Fees	975
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Megan Bock
Listing Office	Real Broker, LLC

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