

# \$595,900 - 1646 Frontera Ranch Boulevard, College Station

MLS® #25009575

**\$595,900**

4 Bedroom, 3.00 Bathroom, 2,648 sqft  
Residential on 0.16 Acres

Mission Ranch, College Station, TX

The Emilia is both stately and welcoming, with plenty of space and a thoughtful two-story design. From the spacious first floor owner’s suite and the walk-in closet of your dreams to a huge game room on the second floor, The Emilia has everything you could want in your new home. The family room is designed to accommodate gatherings of all sizes, flowing effortlessly to the kitchen and dining area. A large study and bedroom complete the first floor. Bedrooms 3 and 4 are generously sized and share a spacious bath on the second floor. This home also sits on a greenbelt lot, allowing privacy while you enjoy the extended covered patio.

Built in 2025

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25009575                |
| Price          | \$595,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,648                   |
| Acres          | 0.16                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |



|        |             |
|--------|-------------|
| Style  | Traditional |
| Status | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1646 Frontera Ranch Boulevard |
| Area        | 116                           |
| Subdivision | Mission Ranch                 |
| City        | College Station               |
| County      | Brazos                        |
| State       | TX                            |
| Zip Code    | 77845                         |

### Amenities

|              |  |
|--------------|--|
| Amenities    | Maintenance Grounds, Pool  |
| Utilities    | Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Trash Collection, Underground Utilities, Water Available |
| Features     | Fitness, Playground, Pool  |
| Parking      | Attached, Garage   |
| # of Garages | 2  |
| Garages      | Garage Door Opener   |
| Pool         | Community  |

### Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Tile, Vinyl   |
| Interior Features | Granite Counters, High Speed Internet, Quartz Counters, Window Treatments, Ceiling Fan(s), Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat, Walk-In Pantry |
| Appliances        | Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Microwave, Tankless Water Heater, Water Heater  |
| Heating           | Central, Gas  |
| Cooling           | Central Air, Ceiling Fan(s), Electric   |
| Fireplace         | Yes   |
| Fireplaces        | Gas   |
| Stories           | Two   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Sprinkler/Irrigation          |
| Roof              | Metal, Shingle                |
| Construction      | Brick, HardiPlank Type, Stone |

Foundation                      Slab

**School Information**

District                      College Station

**Additional Information**

Days on Market              40  
HOA Fees                      1783.25  
HOA Fees Freq.              Annually

**Listing Details**

Listing Agent                Ricardo Reyna-pepi  
Listing Office                Llano River Realty LLC

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