

# **\$698,000 - 6609 Ridgeview Estates Lane, Bryan**

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MLS® #25009922

**\$698,000**

4 Bedroom, 4.00 Bathroom, 2,566 sqft

Residential on 1.00 Acres

Ridgeview Estates, Bryan, TX

Come see this meticulously crafted home in the Ridgeview Estates neighborhood situated on a 1 acre lot brimming with modern amenities and thoughtful design. Layout features 4 beds, 3 baths, half-bath, and study, offering functionality and flexibility. The family room boasts a centered fireplace, and natural light floods the interior through wood cased windows. The kitchen is a chef's dream, equipped with custom cabinets, accent lighting, stainless built-in electric oven, gas cooktop, quartz countertops, and an island/eating bar combo. The primary bedroom suite exudes luxury with its tray ceiling, large walk-in closet, quartz vanity, spacious separate shower with seat, tile surrounds, and a soaker tub. Two secondary bedrooms downstairs provide ample space for family or guests, while the upstairs bedroom, with its private full bath, offers a retreat-like experience. Pre-wiring for security systems, access to fiber internet, and a central media panel cater to modern convenience. The large covered back patio invites you to entertain outdoors with the built-in grill. Upgraded 16 Seer HVAC system, FOAM INSULATION, irrigation system, and aerobic septic system are all benefits of this thoughtfully designed home. The home is currently under construction; the provided stock photos offer a glimpse of the exquisite craftsmanship and potential design elements in the home. BUILDER OFFERING \$7,500 IN BUYER INCENTIVES. CAN BE USED YOUR WAY,



RATE BUY DOWN, CLOSING COSTS, OR  
UPGRADES!

Built in 2025

**Essential Information**

MLS® #	25009922
Price	\$698,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,566
Acres	1.00
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	6609 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
Features	Barbecue
Parking	Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener

**Interior**

Interior	Carpet, Tile
Interior Features	Quartz Counters, Ceiling Fan, Programmable Thermostat, Walk-In Pantry
Appliances	Built-In Electric Oven, Dishwasher, Electric Range, Water Heater, Tankless Water Heater
Heating	Heat Pump
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas Log
Stories	Two

**Exterior**

Exterior Features	Sprinkler/Irrigation, Outdoor Kitchen
Windows	Low-Emissivity Windows
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type, Stone
Foundation	Slab

**School Information**

District	Bryan
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**Additional Information**

Days on Market	22
HOA Fees	500
HOA Fees Freq.	Annually

**Listing Details**

Listing Agent	Lacey Hogan
Listing Office	Inhabit Real Estate Group

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