

\$425,000 - 3202 Cougar Trail, Bryan

MLS® #25010025

\$425,000

Bedroom, Bathroom,
Residential Income

Westwood Estate, Bryan, TX

EXCELLENT INCOME PROPERTY!

Welcome to this conveniently located fourplex in a peaceful tree-shaded cul-de-sac, near dining, shopping, and RELLIS +TAMU campuses! Within each unit, you'll find a spacious living room, a nice breakfast nook, and an efficiently open kitchen. Kitchen appliances, including a refrigerator, are included. There is one large bedroom with a full bath and a laundry room downstairs. Upstairs balcony is nicely covered with a spacious bedroom, full bath, and linen/storage closet. Vinyl plank flooring in the living spaces is beautiful and functional! Designated parking space is available next to the unit - total of 8 parking spaces! Three units have new HVAC systems; fourth unit has new furnace. Well-maintained units with excellent rental history.

Built in 1976

Essential Information

MLS® #	25010025
Price	\$425,000
Year Built	1976
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

Community Information

Address	3202 Cougar Trail
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Area	B10
Subdivision	Westwood Estate
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Separate Meters
Features	Playground
Parking Spaces	8
Parking	On Site

Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Area, Dry Bar
Appliances	Dishwasher, Electric Range, Disposal, Refrigerator, Electric Water Heater, Water Heater
Heating	Central, Gas
Cooling	Central Air, Electric
Stories	Two

Exterior

Roof	Composition
Construction	Other, Stucco, Wood Siding

School Information

District	Bryan
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Additional Information

Days on Market	25
HOA Fees	200
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Jennifer Fredericks
Listing Office	Inhabit Real Estate Group

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