

\$729,900 - 3201 Hunters Crossing Trail, Bryan

MLS® #25010373

\$729,900

4 Bedroom, 3.00 Bathroom, 2,760 sqft

Residential on 1.34 Acres

Hunters Crossing Estates, Bryan, TX

Price Improvement! ***+ 20k gift to buyer to Buy down the interest rate! GREAT LOCATION AND MOVE IN READY! Corner lot with views of a private lake from back porch****1+ ACRE TRACTS *****APPROX: Property Tax rate for 2024 1.37% The "Arendelle" plan offers spacious, elegant and comfortable spaces. 4 bedrooms, 3 baths, PLUS a nice oversized study with so much space offered the possibilities are endless. THIS 1.2 ACRE LOT IS LOADED WITH CUSTOM DETAILS! STOP BY TODAY FOR A SELF GUIDED TOUR! 3201 HUNTERS CROSSING TRAIL BRYAN TX ****BUILD ON YOUR LAND OR OUR LAND!**** Bryan, Texas' #1 Master Planned Community has come to fruition! Break away from the hustle and bustle and live life to the fullest in Hunters Crossing Estates. 1-2 acre homesites with scenic rolling hills, views of nearby lakes, winding back roads, naturistic views and so much more! Hunters Crossing is located just a few short minutes from Highway 6 access and conveniently located near ALL the modern city conveniences! Builder/developer has ONE HOMESITE LEFT IN PHASE 1**** 1-2 acre tracts Fiber Optic Internet avail., Propane avail., Great School districts, Community mailboxes, FIBER OPTIC INTERNET Wixon Water SUD, BTU Electric, Septic ready, 50% masonry, 1,800 minimum heated sqft required. BRING YOUR OWN PLAN OR CHOOSE FROM OUR CATALOG OF FLOOR PLANS - CALL TO SET UP A MEETING WITH



OAKWOOD CUSTOM HOMES GROUP.
within approx. 7 minutes TO HWY 6 ACCESS.

Built in 2025

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 25010373 |
| Price | \$729,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,760 |
| Acres | 1.34 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Farmhouse, Ranch |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 3201 Hunters Crossing Trail |
| Area | 100 |
| Subdivision | Hunters Crossing Estates |
| City | Bryan |
| County | Brazos |
| State | TX |
| Zip Code | 77808 |

Amenities

| | |
|--------------|---|
| Amenities | Maintenance Grounds |
| Utilities | Cable Available, Electricity Available, High Speed Internet Available, Propane, Phone Available, Sewer Available, Septic Available, Separate Meters, Trash Collection, Underground Utilities, Water Available |
| Features | Patio |
| Parking | Attached, Garage, Garage Faces Side |
| # of Garages | 2 |

Interior

| | |
|----------|--------------------|
| Interior | Carpet, Tile, Wood |
|----------|--------------------|

| | |
|-------------------|-------------------------------------|
| Interior Features | Granite Counters, Quartz Thermostat |
| Appliances | ENERGY STAR Qualified Ap |
| Heating | Heat Pump |
| Cooling | Central Air, Electric |
| Fireplace | Yes |
| Fireplaces | Gas |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Sprinkler/Irrigation, Satellite D |
| Lot Description | Corner Lot, Level, Open Lot, |
| Windows | Low-Emissivity Windows, The |
| Roof | Composition, Shingle |
| Foundation | Slab |

School Information

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|----------|-------|
| District | Bryan |
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Additional Information

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|----------------|----------|
| Days on Market | 13 |
| HOA Fees | 200 |
| HOA Fees Freq. | Annually |

Listing Details

| | |
|----------------|----------------------|
| Listing Agent | Teresa Shivener |
| Listing Office | Brazos Valley Realty |

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