

\$810,000 - 2932 Boxelder Drive, Bryan

MLS® #25010528

\$810,000

3 Bedroom, 3.00 Bathroom, 2,150 sqft

Residential on 0.20 Acres

The Traditions, Bryan, TX

Welcome to a rare find in the coveted Jack Nicklaus golf course community, Traditions. 2932 Boxelder is a one-of-a-kind, sleek and modern style home with a touch of mid-century modern. This home has been so gently lived in, it feels brand new and ready for a new owner to call it home, or second home, and be your Aggieland oasis, just minutes from the Traditions club, golf course, and tennis courts! Backing up to a tree buffer, you will treasure the screened in porch for early morning coffee by the fireplace or evenings with a glass of wine with friends. You will love the heated and cooled work out space enclosed in the garage, the double sided fireplace, and the picturesque Andersen windows throughout. The level of construction on this home is unparalleled, with level five sheetrock making every room sound attenuated and utility bills shockingly low, and unique features you won't see in any other Traditions home. Schedule a tour today and find out more! OPEN HOUSE SAT & SUN 12-2PM, 10/11-10/12.



Built in 2017

Essential Information

MLS® #	25010528
Price	\$810,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,150
Acres	0.20
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	2932 Boxelder Drive
Area	B18
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds
Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Barbecue, Golf, Pool, Tennis Court(s)
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
Pool	Community

Interior

Interior	Tile, Wood
Interior Features	High Ceilings, High Speed Internet, Quartz Counters, Smart Home, Wired for Sound, Window Treatments, Ceiling Fan(s), Dry Bar, Kitchen Island, Programmable Thermostat
Appliances	Some Gas Appliances, Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Plumbed For Gas, Refrigerator, Self Cleaning Oven, Wine Cooler, Tankless Water Heater, Water Purifier
Heating	Central, Gas, Heat Pump
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump

Fireplace	Yes
Fireplaces	Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation, Outdoor Kitchen
Lot Description	Trees Large Size, Trees
Windows	Low-Emissivity Windows
Roof	Asphalt
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	5
HOA Fees	975
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Jennifer Bacak
Listing Office	Coldwell Banker Apex, REALTORS

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