

# \$320,000 - 2800 Brandywine Circle, Bryan

MLS® #25010663

## \$320,000

3 Bedroom, 2.00 Bathroom, 1,554 sqft

Residential on 0.29 Acres

Shirewood, Bryan, TX

Discover your dream home in the heart of Bryan, TX! This delightful 3-bedroom, 2-bath residence combines modern functionality with classic charm. Boasting tons of UPDATES throughout along with a thoughtful layout, this home offers convenience and comfort in a desirable neighborhood. Step into a spacious living area with ample natural light, open design and a corner gas fireplace. The interior is enhanced with fresh interior paint, laminate flooring throughout (no carpet!), an updated kitchen, updated bathrooms plus a replaced roof, AC and water heater in the past 5 years. With tasteful finishes and a seamless flow from the living room to the dining area, the floorplan is ideal for entertaining guests or enjoying quiet evenings. The kitchen is equipped with stainless appliances, painted cabinetry with hardware, quartz counters, gas stove, eating bar and a spacious dining area. The primary suite is a true retreat, offering a vaulted ceiling, a generous walk-in closet and an en-suite bath that includes new dual vanities and a separate shower and tub. Two additional well-appointed bedrooms are split from the primary and provide versatility for guests or home office needs. Outside, the property features a large privacy fenced yard and a deck great for weekend barbecues or sipping morning coffee. This Bryan gem provides easy access to local amenities, parks, and schools. Don't miss your chance to make this house your next home!



Built in 1994

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25010663                |
| Price          | \$320,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,554                   |
| Acres          | 0.29                    |
| Year Built     | 1994                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2800 Brandywine Circle |
| Area        | B10                    |
| Subdivision | Shirewood              |
| City        | Bryan                  |
| County      | Brazos                 |
| State       | TX                     |
| Zip Code    | 77807                  |

**Amenities**

|              |                                  |
|--------------|----------------------------------|
| Amenities    | Maintenance Grounds, Management  |
| Utilities    | Sewer Available, Water Available |
| Features     | Deck/Porch                       |
| Parking      | Attached, Front Entry, Garage    |
| # of Garages | 2                                |
| Garages      | Garage Door Opener               |

**Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior          | Laminate                                                                                                        |
| Interior Features | High Ceilings, Quartz Counters, Window Treatments, Breakfast Area, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan |
| Appliances        | Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Water Heater                                      |

|              |                       |
|--------------|-----------------------|
| Heating      | Central, Gas          |
| Cooling      | Central Air, Electric |
| Fireplace    | Yes                   |
| Fireplaces   | Gas Log               |
| # of Stories | 1                     |
| Stories      | One                   |

## Exterior

|              |             |
|--------------|-------------|
| Roof         | Composition |
| Construction | Brick       |
| Foundation   | Slab        |

## School Information

|          |       |
|----------|-------|
| District | Bryan |
|----------|-------|

## Additional Information

|                |          |
|----------------|----------|
| Days on Market | 4        |
| HOA Fees       | 195      |
| HOA Fees Freq. | Annually |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Agent  | Stacey Martz                   |
| Listing Office | Coldwell Banker Apex, REALTORS |

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