

\$519,000 - 2513 Arbor Drive, Bryan

MLS® #25010761

\$519,000

3 Bedroom, 2.00 Bathroom, 2,202 sqft
Residential on 0.24 Acres

Briarcrest Estates, Bryan, TX

Escape to paradise every day with this outstanding, centrally located home featuring a stunning pool that overlooks the Fourth Tee of the Phillips Event Center Golf Course. Nestled in a prime neighborhood with access to top-rated Johnson Elementary School, this spacious residence is designed for comfort and style. Enjoy a large living area with raised wood beam ceilings, built-ins, and generously sized bedrooms with ample closets. The home also offers an expansive sunroom, formal dining room, breakfast area, & an eating bar. The floors are tile and luxury vinyl plank with textureâ€™waterproof and pet proof. The master suite comes complete with walk-in shower with floor to ceiling tile, quartz countertop and walk-in closets. The property includes a side-entry garage and long driveway for extra parking. Other updates include new HVAC in 2022, new garage door was with camera equipped WiFi door opener in 2023, outside ceiling fan replace in 2023, updated laundry room custom designed for maximum efficiency with built inâ€™™s. Home is all electric but a gas meter can easily be added. Home is wired for satellite and 2 different fiber optic internet connections. Home is alarm system ready and the panel is ready for cameras to be added. Located conveniently near Texas A&M University and Blinn College, this home is perfect for relaxation and entertainment, with an extra-large covered patio and an in-ground pool overlooking the scenic golf course. Call



today for more information.

Built in 1978

Essential Information

MLS® #	25010761
Price	\$519,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,202
Acres	0.24
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2513 Arbor Drive
Area	B06
Subdivision	Briarcrest Estates
City	Bryan
County	Brazos
State	TX
Zip Code	77802

Amenities

Utilities	Cable Available, Sewer Available, Water Available
Features	Patio
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
Pool	In Ground

Interior

Interior	Laminate, Tile
Interior Features	Granite Counters, High Ceilings, Window Treatments, Ceiling Fan(s), Dry Bar, Kitchen Island

Appliances	Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave
Heating	Central, Gas
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	4
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Listing Details

Listing Agent	Jamie Prejean
Listing Office	CENTURY 21 Integra

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