

\$498,500 - 4250 Appalachian Trail, Bryan

MLS® #25010815

\$498,500

4 Bedroom, 3.00 Bathroom, 2,236 sqft

Residential on 0.24 Acres

Oakmont, Bryan, TX

Experience the perfect blend of comfort and style in this spacious 4-bedroom, 3-bathroom One Year Old - Like New RNL Home, located in the highly sought-after Oakmont subdivision of Bryan, TX. This exquisite home offers modern living with thoughtful design. A neatly manicured exterior with a 2-car garage sets the stage for this well-appointed property. Step inside to discover a light-filled open floor plan accented by high ceilings and elegant finishes. The inviting living area, complete with large windows, flows seamlessly into the dining and kitchen spaces, fostering an atmosphere of connectivity and warmth. The kitchen features stainless steel appliances, sleek quartz countertops, and a generous island. The primary suite serves as a private retreat, featuring an expansive layout, walk-in closet, and a spa-like en-suite bathroom with dual sinks, a soaking tub, and a separate shower. Three additional bedrooms offer versatility for guest accommodations, a home office, or a hobby space, accompanied by two additional well-appointed bathrooms. Outside, the open truss extended patio provides more space for entertaining or simply enjoying peaceful moments overlooking the landscaped backyard. Enjoy Oakmont's top-tier amenities at "The Porch" Amenity Center, including a coffee bar cafe, fitness center, resort-style pools, playgrounds, parks, sport courts, and scenic hike & bike trails, all designed to enhance your lifestyle. Don't miss the chance to make this Bryan gem your



own!

Built in 2024

Essential Information

MLS® #	25010815
Price	\$498,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,236
Acres	0.24
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	4250 Appalachian Trail
Area	B05
Subdivision	Oakmont
City	Bryan
County	Brazos
State	TX
Zip Code	77802

Amenities

Amenities	Maintenance Grounds, Management, Other, Pool
Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Trash Collection, Underground Utilities, Water Available
Features	Fitness, Playground, Pool
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
Pool	Community

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	High Ceilings, High Speed Internet, Quartz Counters, Window Treatments, Ceiling Fan(s), Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat, Walk-In Pantry
Appliances	Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Water Heater
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	Shingle
Construction	Brick, HardiPlank Type, Stone
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	16
HOA Fees	600
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Cherry Ruffino
Listing Office	Coldwell Banker Apex, REALTORS

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