

# \$250,000 - 1334 Canyon Creek Circle, College Station

MLS® #25010866

## \$250,000

4 Bedroom, 3.00 Bathroom, 1,650 sqft  
Residential on 0.06 Acres

T.C.C., College Station, TX

Gated Community, this 4 bed, 2.5 bath townhome features a 2 car garage, an updated kitchen, spacious bedrooms/bathrooms, and was freshly painted this year. The open concept downstairs living and kitchen area allow for plenty of room to gather with friends and family as well as entertain. The neighborhood feeds directly onto Harvey Mitchell Parkway for easy access to TAMU, Rellis, and Blinn. Property is leased until 7/18/2026, photos are from the home property was vacant.

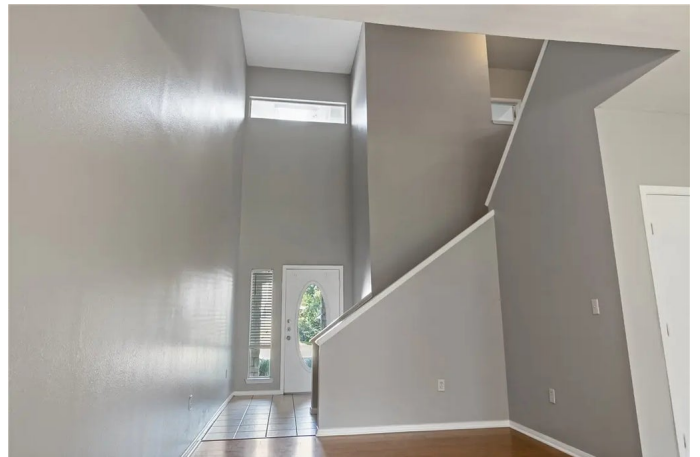
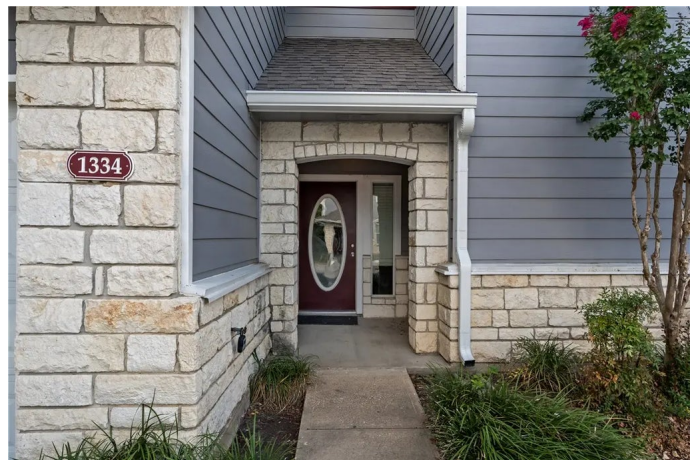
Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 25010866    |
| Price          | \$250,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,650       |
| Acres          | 0.06        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Townhouse   |
| Status         | Active      |

## Community Information

Address 1334 Canyon Creek Circle



|             |                 |
|-------------|-----------------|
| Area        | C08             |
| Subdivision | T.C.C.          |
| City        | College Station |
| County      | Brazos          |
| State       | TX              |
| Zip Code    | 77840           |

### **Amenities**

|              |                                                                           |
|--------------|---------------------------------------------------------------------------|
| Amenities    | Maintenance Grounds, Pool, Maintenance Front Yard                         |
| Utilities    | Electricity Available, Sewer Available, Trash Collection, Water Available |
| Features     | Gated, Pool                                                               |
| Parking      | Attached, Garage                                                          |
| # of Garages | 2                                                                         |
| Pool         | Community                                                                 |

### **Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Window Treatments, Ceiling Fan(s)                          |
| Appliances        | Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Dryer, Washer |
| Heating           | Central, Electric                                                            |
| Cooling           | Central Air, Ceiling Fan(s), Electric                                        |
| Stories           | Two                                                                          |

### **Exterior**

|              |                        |
|--------------|------------------------|
| Roof         | Composition, Shingle   |
| Construction | HardiPlank Type, Stone |
| Foundation   | Slab                   |

### **School Information**

|          |                 |
|----------|-----------------|
| District | College Station |
|----------|-----------------|

### **Additional Information**

|                |          |
|----------------|----------|
| Days on Market | 2        |
| HOA Fees       | 3010     |
| HOA Fees Freq. | Annually |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Agent  | Sarah Mengers                  |
| Listing Office | Walsh &Mangan Premier RE Group |

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