

\$350,000 - 2701 Lynnwood Court, Bryan

MLS® #25011028

\$350,000

3 Bedroom, 2.00 Bathroom, 2,011 sqft

Residential on 0.23 Acres

Oak Meadow, Bryan, TX

Calling all investors! Presenting an exceptional investment opportunity, this charming three-bedroom, two-bathroom residence is perfectly positioned on a serene cul-de-sac within the highly sought-after Oak Meadow subdivision. This home seamlessly blends comfort and style, featuring an inviting open floor plan enhanced by elevated ceilings that create a sense of spaciousness and airiness throughout.

The living area is anchored by an elegant fireplace. The well-appointed kitchen boasts sleek granite countertops, offering both aesthetic appeal and practical durability. Ample storage solutions are thoughtfully placed throughout the home.

Step outside to discover a delightful patio overlooking a generously sized backyard. The property's prime location offers convenience, with easy access to top-rated schools, shopping centers, and a wide array of dining establishments. Furthermore, its proximity to Texas A&M University, just a five-minute drive away, makes it particularly attractive for those seeking a vibrant community.

This income-generating property is leased through July 2026, offering immediate and consistent rental income. A compelling opportunity for sustained returns and long-term appreciation.



Built in 2004

Essential Information

MLS® #	25011028
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,011
Acres	0.23
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2701 Lynnwood Court
Area	B18
Subdivision	Oak Meadow
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	None
Utilities	Natural Gas Available, Sewer Available, Water Available
Features	Patio
Parking	Attached, Garage
# of Garages	2

Interior

Interior	Tile
Interior Features	Granite Counters, High Ceilings, Window Treatments, Ceiling Fan(s)
Appliances	Some Gas Appliances, Dishwasher, Gas Range, Gas Water Heater, Microwave, Plumbed For Gas, Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Gas
Cooling	Central Air, Ceiling Fan(s), Electric

Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

Exterior

Lot Description	Cul-De-Sac
Roof	Composition
Construction	Other
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	1
HOA Fees	215
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Sarah Dwyer
Listing Office	TNT Properties Real Estate

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