

\$329,900 - 2604 Colony Vista Drive, Bryan

MLS® #25011403

\$329,900

3 Bedroom, 2.00 Bathroom, 1,878 sqft

Residential on 0.27 Acres

Austin's Colony, Bryan, TX

Welcome home to this inviting 3-bedroom, 2-bath residence located in the desirable Austin's Colony community! This thoughtfully designed home features a split-bedroom floor plan with raised ceilings, tile flooring in the main living areas, and cozy carpet in the bedrooms. The spacious living room offers a warm and welcoming atmosphere with a fireplace as the centerpiece. The roomy kitchen overlooks the living area and is equipped with ample counter space, an eating bar, pantry, and a bright breakfast room—perfect for everyday living and entertaining. The primary suite provides a relaxing retreat with a whirlpool bathtub, walk-in shower, and a large walk-in closet. Step outside and enjoy your private backyard oasis complete with a patio, pergula, fire pit area, above-ground pool, and a storage shed—plus, no back neighbors! It's the perfect setting for weekend BBQs or quiet evenings under the stars. Residents of Austin's Colony enjoy nearby access to Harvey Mitchell Elementary, Sam Rayburn Middle, and Rudder High School, as well as Austin's Colony Park—a large city-maintained park offering covered tennis and basketball courts, playgrounds, sports fields, BBQ grills, disc golf, sand volleyball, an archery range, and more. Conveniently located near grocery stores, dining, entertainment, and easy access to Hwy 6, this home truly has it all!



Built in 2003

Essential Information

MLS® #	25011403
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,878
Acres	0.27
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2604 Colony Vista Drive
Area	B13
Subdivision	Austin's Colony
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Sewer Available, Water Available
Features	Playground, Patio, Storage Facilities, Tennis Court(s)
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
Pool	Above Ground

Interior

Interior	Carpet, Vinyl
Interior Features	High Ceilings, Window Treatments, Ceiling Fan(s), Dry Bar, Programmable Thermostat
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave,

	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
Lot Description	Trees Large Size, Trees
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	3
HOA Fees	175
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kristi Fox Satsky
Listing Office	Century 21 Integra Unlocked

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