

$725,000.00

1736 BLANCO BEND DR, COLLEGE STATION, TX 77845, USA

https://bunkerhillhomes.com

Dreaming of a custom built home in a growing community with endless amenities and convenient location? This stunning Magruder Home in the Mission Ranch development of South College Station checks all the boxes. The first floor features a massive open family room, formally designed kitchen with spacious connecting dining room, secluded rear primary retreat, front […]

Rooms & Units Description

Property title: 1740 Blanco Bend College Station Texas 77845

Room Count: 13

Room Description: 1 Living Area,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

Bed Room Description: Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

Photo Count: 8

HOA Mandatory: 1

Additional School: PECAN TRAIL INTERMEDIATE SCHOOL

Original List Price: 725000.00

Property Details

Parcel Number: 417745

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Magruder Homes

Price Sq Ft List: 223.77

Acres: 0.194

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: To Be Built/Under Construction

Stories: 2

Floors: Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard

Interior: Fire/Smoke Alarm,High Ceiling,Split Level,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Electric

Cool System: Central Electric

Fireplace Description: Gas Connections,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,HVAC>13 SEER,Insulated/Low-E windows,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Butler Pantry,Kitchen open to Family Room,Pantry,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Quartz

Microwave: 1

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.1321

Tax Amount: 1425

Tax Year: 2022

Maint Fee Includes: Grounds

Basics

Baths Full: 3

Year Built Src: Builder

Completion Date: 2023-06-03

Location Details

Area: 61

County Or Parish: Brazos

School District: 153 - College Station

Directions: From Harvey Mitchell turn left on Holleman Dr, turn right on N. Dowling Rd, left on Quail Run, left on Feather Run, left on Bexar Bluff Pass, left on Blanco Bend. Home will be on the left.

School Elementary: RIVER BEND ELEMENTARY SCHOOL

School Middle: WELLBORN MIDDLE SCHOOL

School High: A & M CONSOLIDATED HIGH SCHOOL

Subdivision: Mission Ranch Ph 201

State: Texas

Zip: 77845

City: College Station

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: No Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Electric Cooktop

Legal: MISSION RANCH PH 201, BLOCK 13, LOT 5

Legal Subdivision: Mission Ranch

DOM: 182

Courtesy of

List Office Name: Zweiacker & Associates