

$780,000.00

## HQF8+C7 COLLEGE STATION, TX, USA

https://bunkerhillhomes.com

Care & quality go into every Magruder Home, & this one is no different. Located the Pebble Creek community, this impressive 2 story split plan 4 bedroom, 3.5 bathroom home w/ flex room & study offers space to grow. An open concept floor plan emphasizes natural light. Custom-designed kitchen features large island/eating bar, stainless steel […]

## Rooms & Units Description

**Property title:** 1956 Arcadia Bluffs College Station Texas 77845

**Room Count:** 13

**Room Description:** Home Office/Study,Kitchen/Dining Combo

**Bed Room Description:** 1 Bedroom Up

**Master Bath Desc:** Primary Bath: Separate Shower

**Photo Count:** 37

**HOA Mandatory:** 1

## Property Details

**Parcel Number:** 441992
**Lot Desciption:** Subdivision Lot
**Style:** Traditional
**List Type:** Exclusive Right to Sell/Lease
**Builder Name:** Magruder Homes
**Price Sq Ft List:** 246.06
**Acres Desciption:** 1/4 Up to 1/2 Acre
**Dwelling Type:** Free Standing
**New Construction:** 1
**New Construction Desc:** To Be Built/Under Construction
**Stories:** 2
**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Roof:** Composition
**Foundation:** Slab
**Garage Desc:** Attached Garage
**No Of Garage Cap:** 2
**Heat System:** Central Gas
**Cool System:** Central Electric
**Energy:** Ceiling Fans
**Kitchen Desc:** Breakfast Bar,Pantry,Walk-in Pantry
**Dishwasher:** 1
**Water Sewer:** Public Sewer,Public Water
**Microwave:** 1
**Siding:** Brick,Stone

## Fees & Taxes

**Maint Fee Includes:** Other

## Basics

**Baths Full:** 3
**Baths Half:** 1
**Year Built Src:** Builder

## Location Details

**Area:** 61

**County Or Parish:** Brazos

**School District:** 153 - College Station

**Directions:** From Hyw 6, head east on William D. Fitch, right on Rock Prairie, right on Saw Grass, left on Arcaida Bluff, home will be on the left.

**School Elementary:** PEBBLE CREEK ELEMENTARY SCHOOL

**School Middle:** A & M CONSOLIDATED MIDDLE SCHOOL

**School High:** A & M CONSOLIDATED HIGH SCHOOL

**Subdivision:** Pebble Creek

**State:** Texas

**Zip:** 77845

**City:** College Station

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Connections:** Washer Connections

**Disclosures:** No Disclosures

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** PEBBLE CREEK PH 11A, BLOCK 3, LOT 7

**Legal Subdivision:** Pebble Creek

**DOM:** 373

## Courtesy of

**List Office Name:** Zweiacker & Associates