

$1,129,500.00

2813 PERSIMMON RIDGE CT, BRYAN, TX 77807, USA

https://bunkerhillhomes.com

Luxurious living could be all yours in this exceptional 3-bedroom, 3.5-bath Bryan residence set on the 15th hole of the Jack Nicklaus-design golf course in Traditions Club! Verdant shade trees, stone accents, and manicured landscaping elevate this abode’s impressive curb appeal. Through the glass-inlaid double doors, discover a timelessly beautiful interior showcasing crown molding, graceful […]

Rooms & Units Description

Property title: 2813 Persimmon Ridge Bryan Texas 77807

Master Planned Community: Traditions

HOA Mandatory: 1

Original List Price: 1129500.00

Room Count: 3

Photo Count: 28

Additional School: LONG INTERMEDIATE SCHOOL

Property Details

Parcel Number: 301467

Style: Traditional

Price Sq Ft List: 285.01

Acres Desciption: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Desciption: In Golf Course Community,On Golf Course

List Type: Exclusive Right to Sell/Lease

Acres: 0.2508

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Property Features

Exterior: Back Yard Fenced,Patio/Deck,Porch,Sprinkler System

Roof: Composition

Garage Desc: Attached Garage,Oversized Garage

Heat System: Central Gas

Fireplace Description: Gaslog Fireplace

Energy: Ceiling Fans

Dishwasher: 1

Microwave: 1

Siding: Stucco

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Washer Included

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Oven Type: Double Oven,Gas Oven

Water Sewer: Public Sewer,Public Water

Golf Course: Traditions Golf Club

Fees & Taxes

Tax Rate: 2.193
Tax Amount: 19817
Tax Year: 2022
Other Mandatory Fee: Social Membership to Traditions Club
Fee Other: 1
Fee Other Amount: 3850

Basics

Baths Full: 3
Baths Half: 1
Year Built Src: Appraisal District

Location Details

Area: 61
County Or Parish: Brazos
School District: 148 - Bryan
Directions: From FM 2818 go west on Villa Maria. Turn left onto Traditions Blvd. Turn left at the 3 way stop. Turn left on Persimmon Ridge.
School Elementary: MARY BRANCH ELEMENTARY SCHOOL
School Middle: STEPHEN F. AUSTIN MIDDLE SCHOOL
School High: BRYAN HIGH SCHOOL
Subdivision: Traditions Ph 08
State: Texas
Zip: 77807
City: Bryan

Miscellaneous

Annual Maint Desc: No
Master Planned Community YN: 1
Realist Block: Deed Restrictions
Disclosures: Sellers Disclosure
Range Type: Gas Cooktop
Legal: THE TRADITIONS PH 8, BLOCK 1, LOT 4
DOM: 5



Courtesy of

List Office Name: The Farmhouse Twist