



**\$592,000**

## **2615 LOCHINVAR BRYAN TX 77802**

<https://samanthakimbrell.com>

Stunning 3-BR, 3-bath garden home, perfectly situated at the north [...]

- 3 beds
- 3 baths
- Residential
- Single Family
- Active
- 3187 sq ft

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### **Basics**

**Date added:** Added 1 year ago

**Type:** Residential

**Bedrooms:** 3 beds

**Floors:** 1 floor

**Lot size, sq ft:** 9426, 0.2164 sq ft

**Subdivision Name:** Briarcrest Northwest

**MLS ID:** 24014565

**Category:** Single Family

**Status:** Active

**Bathrooms:** 3 baths

**Area, sq ft:** 3187 sq ft

**Year built:** 2007

**County:** Brazos

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### **Building Details**



**Water Source:** Public

**Architectural Style:** Traditional

**Lot Features:** NearGolfCourse, LakeFront, OnGolfCourse

**Sewer:** PublicSewer

**Construction Materials:** Brick

**Covered Spaces:** 2

**Fencing:** None

**Foundation Details:** Slab

**Garage Spaces:** 2

**Levels:** One

**Floor covering:** Laminate, Tile

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## Amenities & Features

**Parking Features:** Attached, Garage, GarageDoorOpener

**Patio & Porch Features:** Screened

**Roof:** Composition, Shingle

**Utilities:**

ElectricityAvailable, NaturalGasAvailable, HighSpeedInternetAvailable, PhoneAvailable, SewerAvailable, WaterAvailable

**Exterior Features:** SprinklerIrrigation, SatelliteDish

**Heating:** Central, Gas

**Security Features:**  
SmokeDetectors

**Accessibility Features:**  
AccessibleDoors

**Association Amenities:**  
MaintenanceGrounds

**Cooling:** CentralAir, Gas, AtticFan

**Fireplace Features:**  
GasLog

**Interior Features:**  
WetBar, CentralVacuum, GraniteCounters, HighCeilings, WindowTreatments, BreakfastArea, CeilingFans, DryBar, KitchenExhaustFan, KitchenIsland, ProgrammableThermostat

**Appliances:** SomeGasAppliances, BuiltInGasOven, Cooktop, Dishwasher, GasWaterHeater, PlumbedForGas, WaterHeater

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## Nearby Schools

**Elementary School District:** Bryan

**High School District:** Bryan

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## Expenses, Fees & Taxes

**Association Fee:** \$100

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## Miscellaneous



**Association Fee Frequency:** Annually

**List Office Name:** Keller Williams Realty B/V

**Community Features:** Golf,Patio,TennisCourts

