



## 2812 MESSENGER BRYAN TX 77803

<https://samanthakimbrell.com>

**\*\*Builder will pay for the buyer's title policy and survey [...]**

**\$274,000**

- 3 beds
- 2 baths
- Residential
- Single Family
- Active
- 1393 sq ft

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### Basics

**Date added:** Added 11 months ago

**Type:** Residential

**Bedrooms:** 3 beds

**Total rooms:** 5

**Area, sq ft:** 1393 sq ft

**Year built:** 2024

**County:** Brazos

**Category:** Single Family

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6268, 0.14 sq ft

**Subdivision Name:** Bonham Trace

**MLS ID:** 24005352

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### Building Details



**Water Source:** Public  
**Lot Features:** OpenLot  
**Construction Materials:** HardiplankType,Stone  
**Fencing:** Privacy,Wood  
**Garage Spaces:** 2  
**Builder Name:** Blackrock Builders, LP

**Architectural Style:** Traditional  
**Sewer:** PublicSewer  
**Covered Spaces:** 2  
**Foundation Details:** Slab  
**Levels:** One  
**Floor covering:** Carpet, Vinyl

Amenities & Features

**Parking Features:** Attached,Garage

**Patio & Porch Features:** Covered

**Roof:** Composition,Shingle

**Utilities:**  
ElectricityAvailable,HighSpeedInternetAvailable,SewerAvailable,WaterAvailable

**Cooling:** CentralAir, Electric

**Interior Features:** GraniteCounters, HighCeilings, CeilingFans

**Appliances:** Dishwasher, ElectricRange, ElectricWaterHeater, Disposal, Microwave, WaterHeater, EnergyStarQualifiedAppliances

**Security Features:**  
SmokeDetectors

**Accessibility Features:** None

**Association Amenities:**  
MaintenanceGrounds

**Window Features:**  
LowEmissivityWindows

**Heating:** Central, Electric

**Laundry Features:**  
WasherHookup

Nearby Schools

**Elementary School District:** Bryan

**High School District:** Bryan

Expenses, Fees & Taxes

**Association Fee:** \$300





# Miscellaneous

**Association Fee Frequency:** Annually

**List Office Name:** BHHS Caliber Realty

**Listing Terms:** Cash,Conventional,FHA,VaLoan

