



**\$599,600**

**3504 ABINGDON BRYAN TX 77808-1522**

<https://samanthakimbrell.com>

Welcome to this stunning custom-built, smart-feature modern farmhouse, completed in [...]

- 4 beds
- 3 baths
- Residential
- Single Family
- Active
- 2665 sq ft

## Basics

**Date added:** Added 1 year ago

**Type:** Residential

**Bedrooms:** 4 beds

**Area, sq ft:** 2665 sq ft

**Year built:** 2022

**County:** Brazos

**Category:** Single Family

**Status:** Active

**Bathrooms:** 3 baths

**Lot size, sq ft:** 9261, 0.2126 sq ft

**Subdivision Name:** Greenbrier

**MLS ID:** 25000052

## Building Details



**Water Source:** CommunityCoop  
**Sewer:** PublicSewer  
**Covered Spaces:** 2  
**Foundation Details:** Slab  
**Levels:** Two  
**Floor covering:** Tile, Vinyl

**Architectural Style:** Farmhouse,Traditional  
**Construction Materials:** Brick,HardiplankType  
**Fencing:** Privacy,Wood  
**Garage Spaces:** 2  
**Builder Name:** Reece Homes LLC

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## Amenities & Features

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

**Patio & Porch Features:** Covered

**Roof:** Composition,Shingle

**Utilities:**

CableAvailable, ElectricityAvailable, NaturalGasAvailable, HighSpeedInternetAvailable, PhoneAvailable, SewerAvailable, TrashCollection, UndergroundUtilities, WaterAvailable

**Cooling:** CentralAir, CeilingFans, Electric

**Exterior Features:** SprinklerIrrigation, SatelliteDish

**Heating:** Central, Gas

**Laundry Features:** WasherHookup

**Security Features:**  
SecuritySystem, SmokeDetectors

**Accessibility Features:** None

**Association Amenities:**  
MaintenanceGrounds

**Window Features:**  
LowEmissivityWindows

**Door Features:** FrenchDoors

**Fireplace Features:**  
Gas, GasLog

**Interior Features:** AirFiltration, FrenchDoorsAtriumDoors, HighCeilings, HighSpeedInternet, QuartzCounters, SmartHome, WiredForSound, WindowTreatments, CeilingFans, KitchenIsland, ProgrammableThermostat, WalkInPantry

**Appliances:** Dishwasher, Disposal, GasRange, Microwave, WaterHeater, GasWaterHeater, TanklessWaterHeater

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## Nearby Schools

**Elementary School District:** Bryan

**High School District:** Bryan

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## Expenses, Fees & Taxes

**Association Fee:** \$350

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## Miscellaneous



**Association Fee Frequency:** Annually

**List Office Name:** Hadrych  
Properties Group

**Listing Terms:** Cash, Conventional, FHA, USDA Loan, VA Loan **Community Features:** Patio

