



**\$609,900**

## 4306 FOX RIVER BRYAN TX 77802

<https://samanthakimbrell.com>

Available soon! NO FRONT NEIGHBORS AND .24 ACRE LOT!

Introducing [...]

- 4 beds
- 4 baths
- Residential
- Single Family
- Active
- 2708 sq ft

### Basics

**Date added:** Added 1 year ago

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2708 sq ft

**Year built:** 2025

**Subdivision Name:** Oakmont

**MLS ID:** 24017515

**Category:** Single Family

**Status:** Active

**Bathrooms:** 4 baths

**Total rooms:** 7

**Lot size, sq ft:** 10497, 0.24 sq ft

**Property Condition:** UnderConstruction

**County:** Brazos



# Building Details

**Water Source:** Public

**Lot Features:** OpenLot

**Construction Materials:** Brick,HardiplankType

**Fencing:** Privacy,Wood

**Garage Spaces:** 2

**Builder Name:** Kinler Custom Homes

**Architectural Style:** Traditional

**Sewer:** PublicSewer

**Covered Spaces:** 2

**Foundation Details:** Slab

**Levels:** Two

**Floor covering:** Carpet, Tile, Vinyl

## Amenities & Features

**Pool Features:** Community

**Security Features:** SmokeDetectors

**Accessibility Features:** None

**Association Amenities:** MaintenanceGrounds, Pool

**Window Features:** LowEmissivityWindows

**Exterior Features:** SprinklerIrrigation,OutdoorKitchen

**Heating:** Central, Gas

**Laundry Features:** WasherHookup

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

**Patio & Porch Features:** Covered

**Roof:** Composition,Shingle

**Utilities:** CableAvailable,ElectricityAvailable,NaturalGasAvailable,HighSpeedInternetAvailable,SewerAvailable,SeparateMeters,TrashCollection,WaterAvailable

**Cooling:** CentralAir, CeilingFans, Electric

**Fireplace Features:** Gas,GasLog

**Interior Features:** GraniteCounters, HighCeilings, SmartHome, WindowTreatments, ButlersPantry, CeilingFans, KitchenIsland, ProgrammableThermostat

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

# Nearby Schools

**Elementary School District:** Bryan

**High School District:** Bryan

# Expenses, Fees & Taxes

**Association Fee:** \$600

## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** Fitness,Playground,Pool

**List Office Name:** Hometown Realty

