



# 4247 Appalachian Trail

BRYAN, TX 77845

Oakmont Community



PRICE:

~~\$471,900~~

**\$439,900**

 2,673 Ft<sup>2</sup>

 4 Bedrooms

 3.5 Bathrooms

 2 Car Garage

New and improved! Walk into perfection in this spacious, welcoming floor plan! With a formal study, new open kitchen layout, formal dining area, and living room that flow together seamlessly, this floor plan is sure to please those looking for the ideal family home! Our favorite feature is a little surprise that's on the second story of the home that you'll just have to see for yourself.

Additional Options Included: Integral miniblinds in the rear door, additional LED recessed lighting, twin doors for the study, a walk in tile shower with a bench, an additional full bathroom in the media room, and Level 2 granite throughout







