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**Questions?**
979-310-0639

# 1922 McArthur Avenue BRYAN, TX 77803

[Pagosa Springs Community]



PRICE:

~~$280,900~~

**$275,900**

**1,442 Ft²**

**3 Bedrooms**

**2 Bathrooms**

**2 Car Garage**

Single-story living with three bedrooms and 1,442 square feet of living space! The 1443 floor plan at Pagosa Springs pairs James Hardie® cement fiberboard siding with an attached two-car garage and a foyer that opens to the dining area and the living room. Nine-foot ceilings add volume to the main living areas. The kitchen features granite countertops, dark wood cabinets, a peninsula with a single basin stainless steel sink, GE® stainless steel electric appliances, a vented microwave hood, and a pantry. Prewire for pendant lights is in place.

The primary bedroom sits at the back of the home and includes a walk-in closet. The primary bath offers a walk-in shower with tile surround and clear glass, plus a double-sink vanity with a cultured marble countertop. Two secondary bedrooms share a hall bath with a tub/shower combination. A utility room sits off the foyer.

Shaw® vinyl plank flooring covers the dining and living areas, and Shaw® carpet is in the bedrooms. Energy-minded features include R-38 ceiling insulation, double pane windows, radiant barrier decking, a programmable thermostat, and a 50-gallon high recovery water heater. Outside you will find a 5' x 5' rear patio, a 6' privacy fence with gate, Bermuda sod, full yard irrigation, and a tree.

Upgrades Included: Half Lite Rear Door Integral Miniblinds, Additional Primary Bath Vanity Sink, Stainless Steel Electric Appliances, Pendant Light Prewire, and Single Basin Kitchen Sink



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