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10617 Burgundy Berry Way BRYAN, TX 77845

[Yaupon Trails Community]



PRICE:

$290,900

- **1,349 Ft²**
- **3 Bedrooms**
- **2 Bathrooms**
- **2 Car Garage**

Single-story living with three bedrooms and two baths! This 1,349 sq ft 1363 floor plan in Yaupon Trails pairs a James Hardie® cement fiberboard siding exterior with a two-car garage and an entry that opens to the foyer, dining area, and kitchen. The living room sits at the back of the home with four LED disk lights and 9' ceilings.

The kitchen features GE® stainless steel electric appliances, granite countertops with a tile backsplash, a double undermount sink, a peninsula, a pantry, and dark cabinets. The primary bedroom sits at the back of the home with a Kichler® ceiling fan and a walk-in closet. The primary bath includes a granite vanity with two sinks, a garden tub, and a separate tiled glass-enclosed shower. Two additional bedrooms share a hall bath, and each has its own closet.

Shaw® vinyl plank flows through the main living areas, and Shaw® tile covers the bath floors. Energy-minded details include R-38 ceiling insulation, double-pane windows, radiant barrier decking, and a programmable thermostat. Outside you will find a 10' x 12' rear concrete patio, a 6' privacy fence with gate, St. Augustine sod, and a full-yard irrigation system.

Upgrades Included: Primary Bath Second Sink, Level 2 Granite Countertops and Backsplash, Stainless Steel Electric Appliances, LED Disk Lights, Rear Door Integral Miniblinds

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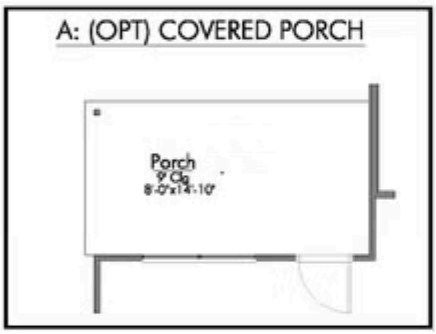
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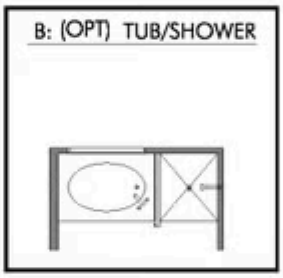
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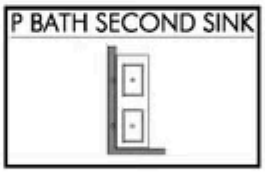


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