







10602 Burgundy Berry Way BRYAN, TX 77845

Yaupon Trails Community



-  **1,613 Ft²**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **2 Car Garage**

Our most popular floor plan! This charming 3 bedroom, 2 bath home is known for its intelligent use of space and now features an even more open living area. The large kitchen granite-topped island opens up to your living room to provide a cozy flow throughout the home. Your dining room features the most charming front window you'll ever see, which is accented by your gorgeous front elevation. Featuring large walk-in closets, luxury flooring, and volume ceilings – the 1613 certainly delivers when it comes to affordable luxury.

Additional options included: Stainless steel appliances, additional LED recessed lighting, under cabinet lighting in the kitchen, a dual primary bathroom vanity, integral miniblinds in the rear door, and level 2 decorative tile backsplash, level 2 granite countertops throughout.

