



\$725,000.00

1736 BLANCO BEND DR, COLLEGE STATION, TX 77845, USA

<https://test.houston-re.com>



Dreaming of a custom built home in a growing community with endless amenities and convenient location? This stunning Magruder Home in the Mission Ranch development of South College Station checks all the boxes. The first floor features a massive open family room, formally designed kitchen with spacious connecting dining room, secluded rear primary retreat, front [...]

Rooms & Units Description



Property title: 1740 Blanco Bend College Station Texas 77845

Room Description: 1 Living Area,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Original List Price: 725000.00

Room Count: 13

Bed Room Description: Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Photo Count: 8

Additional School: PECAN TRAIL INTERMEDIATE SCHOOL

Property Details

Parcel Number: 417745

Style: Traditional

Builder Name: Magruder Homes

Acres: 0.194

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Tile,Wood

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 223.77

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard	Interior: Fire/Smoke Alarm,High Ceiling,Split Level,Wired for Sound
Roof: Composition	Foundation: Slab
Garage Carport: Auto Garage Door Opener	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Electric
Cool System: Central Electric	Fireplace Description: Gas Connections,Wood Burning Fireplace
Fireplaces Number: 1	Energy: Ceiling Fans,HVAC>13 SEER,Insulated/Low-E windows,Tankless/On-Demand H2O Heater
Kitchen Desc: Breakfast Bar,Butler Pantry,Kitchen open to Family Room,Pantry,Walk-in Pantry	Oven Type: Electric Oven
Dishwasher: 1	Water Sewer: Public Sewer,Public Water
Countertops: Quartz	Microwave: 1
Siding: Brick,Stone	

Fees & Taxes

Tax Rate: 2.1321	Tax Amount: 1425
Tax Year: 2022	Maint Fee Includes: Grounds

Basics

Baths Full: 3	Year Built Src: Builder
Completion Date: 2023-06-03	

Location Details



Area: 61

School District: 153 - College Station

School Elementary: RIVER BEND ELEMENTARY SCHOOL

School High: A & M CONSOLIDATED HIGH SCHOOL

State: Texas

City: College Station

County Or Parish: Brazos

Directions: From Harvey Mitchell turn left on Holleman Dr, turn right on N. Dowling Rd, left on Quail Run, left on Feather Run, left on Bexar Bluff Pass, left on Blanco Bend. Home will be on the left.

School Middle: WELLBORN MIDDLE SCHOOL

Subdivision: Mission Ranch Ph 201

Zip: 77845

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Electric Cooktop

Legal Subdivision: Mission Ranch

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: MISSION RANCH PH 201, BLOCK 13, LOT 5

DOM: 182

Courtesy of

List Office Name: Zweiacker & Associates

