



\$649,900.00

## 8899 GREEN BRANCH LOOP, BRYAN, TX 77808, USA

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



This home is on an expansive 3.6-acre lot in Green Branch Ridge. Step into this spacious 4-bedroom, 3-bathroom split floor plan home. This open concept island kitchen is an inviting atmosphere that's a joy to cook and dine in. The stainless-steel appliances elevate the kitchen's functionality but is also very aesthetically pleasing. Indulge in the [...]

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## Rooms & Units Description

**Property title:** 8899 Green Branch Bryan Texas 77808

**Photo Count:** 27

**Additional School:** RAYBURN INTERMEDIATE SCHOOL

**Room Count:** 10

**HOA Mandatory:** 1

**Original List Price:** 649900.00





## Property Details

**Parcel Number:** 374133  
**Style:** Ranch  
**Price Sq Ft List:** 284.54  
**Acres Description:** 2 Up to 5 Acres  
**Stories:** 1  
**Restrictions:** Restricted, Restricted

**Lot Description:** Wooded  
**List Type:** Exclusive Right to Sell/Lease  
**Acres:** 3.6  
**Dwelling Type:** Free Standing  
**Floors:** Tile



## Property Features

**Exterior:** Back Yard,Patio/Deck,Porch,Sprinkler System,Storage Shed  
**Foundation:** Slab  
**No Of Garage Cap:** 2  
**Cool System:** Central Electric  
**Fireplaces Number:** 1  
  
**Oven Type:** Electric Oven  
**Water Sewer:** Aerobic,Septic Tank  
**Siding:** Brick,Stone

**Roof:** Composition  
  
**Garage Desc:** Attached Garage  
**Heat System:** Central Electric  
**Fireplace Description:** Gaslog Fireplace  
**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulated/Low-E windows,Insulation - Blown Fiberglass  
**Dishwasher:** 1  
**Microwave:** 1



## Fees & Taxes

**Maint Fee Includes:** Other



## Basics

**Baths Full:** 3                      **Year Built Src:** Appraisal District



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# Location Details

|                                                                 |                                                                                                                                                                |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area:</b> 61                                                 | <b>County Or Parish:</b> Brazos                                                                                                                                |
| <b>School District:</b> 148 - Bryan                             | <b>Directions:</b> Highway 6 North take exit FM 1179, twelve miles turn onto Steep Hollow Road, turn left onto Green Branch Loop and home will be on the left. |
| <b>School Elementary:</b> SAM HOUSTON ELEMENTARY SCHOOL (BRYAN) | <b>School Middle:</b> ARTHUR L DAVILA MIDDLE                                                                                                                   |
| <b>School High:</b> BRYAN HIGH SCHOOL                           | <b>Subdivision:</b> Green Ranch Rdg Sub Ph 4                                                                                                                   |
| <b>State:</b> Texas                                             | <b>Zip:</b> 77808                                                                                                                                              |
| <b>City:</b> Bryan                                              |                                                                                                                                                                |

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# Miscellaneous

|                                                                   |                                                         |
|-------------------------------------------------------------------|---------------------------------------------------------|
| <b>Annual Maint Desc:</b> Mandatory                               | <b>Realist Block:</b> Restricted                        |
| <b>Connections:</b> Electric Dryer Connections,Washer Connections | <b>Disclosures:</b> Sellers Disclosure                  |
| <b>Disposal:</b> 1                                                | <b>Finance Available:</b> Cash Sale,Conventional,FHA,VA |
| <b>Range Type:</b> Electric Range                                 | <b>Legal:</b> GREEN BRANCH RIDGE PH 4, LOT 31           |
| <b>Legal Subdivision:</b> Green Branch Ridge                      | <b>DOM:</b> 8                                           |

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# Courtesy of

**List Office Name:** Integra 21

