



**\$2,950,000**

## **2917 BLUE BELLE DRIVE BRYAN TX 77807**

<https://remschelrealty.com>

Experience luxury redefined in this private 6,021 SqFt custom estate [...]

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 6071 sq ft



**Megan Bock**



### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Area:** 6071 sq ft

**Year built:** 2016

**County:** Brazos

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size:** 79497, 1.825 sq ft

**Subdivision Name:** The Traditions

## Building Details

**Water Source:** Public

**Lot Features:** NearGolfCourse,OnGolfCourse,Wooded

**Construction Materials:** Brick

**Foundation Details:** Slab

**Levels:** Two

**Floor covering:** Concrete, Wood

**Architectural Style:** ContemporaryModern

**Sewer:** PublicSewer

**Fencing:** Metal

**Garage Spaces:** 3

**Builder Name:** Crowley Custom Homes

### Amenities & Features

**Pool Features:** Community

**Security Features:** SecuritySystem,SmokeDetectors

**Accessibility Features:** None

**Association Amenities:** MaintenanceGrounds,Management,Pool

**Window Features:** LowEmissivityWindows

**Door Features:** InsulatedDoors

**Fireplace Features:** Gas,GasLog

**Interior Features:** CeilingFans,GraniteCounters,SoundSystem,SmartHome,WiredForSound,DryBar,KitchenExhaustFan,KitchensIsland,ProgrammableThermostat,WalkinPantry

**Parking Features:** Attached,Garage,GarageDoorOpener

**Patio & Porch Features:** Covered

**Roof:** Metal

**Utilities:** CableAvailable,ElectricityAvailable,SewerAvailable,TrashCollection,WaterAvailable

**Cooling:** CentralAir,CeilingFans,Electric,Zoned

**Exterior Features:** SprinklerIrrigation,OutdoorKitchen

**Heating:** Central,Electric,Gas,HeatPump,Zoned

**Appliances:** BuiltInGasOven,DoubleOven,Dishwasher,Disposal,GasRange,GasWaterHeater,IceMaker,MultipleWaterHeaters,Microwave,Refrigerator,EnergyStarQualifiedAppliances,TanklessWaterHeater

## Nearby Schools

**Middle Or Junior School District:** Bryan

**Elementary School District:** Bryan

**Middle Or Junior School:** ,

**High School District:** Bryan

## Expenses, Fees & Taxes

**Association Fee:** \$975



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## Miscellaneous

**Association Fee Frequency:** Annually      **List Office Name:** Real Broker, LLC  
**Community Features:** GardenArea,Golf,Pool

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## Agent Details

**List Agent Name:** Megan Bock      **Agent Email:** Megan@BockRealtyGroup.com

