



\$3,250,000

**3006 HICKORY RIDGE CIRCLE BRYAN TX
77807**

<https://remschelrealty.com>

This Traditions ranch estate situated on nearly an acre epitomizes
[...]

- 5 beds
- 6 baths
- Single Family Residence
- Residential
- Pending
- 6514 sq ft



Geoffrey Myers



Basics



Category: Residential

Status: Pending

Bathrooms: 6 baths

Floors: 1 floor

Lot size: 41471, 0.9557 sq ft

Subdivision Name: The Traditions

Type: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Area: 6514 sq ft

Year built: 2007

County: Brazos

Building Details

Water Source: Public	Architectural Style: Other,Ranch
Lot Features: BacksToGreenbeltPark,NearGolfCourse,Level,OnGolfCourse,StreamCreek,TreesLargeSize,Trees,Wooded	Sewer: PublicSewer
Construction Materials: Stone,Stucco	Covered Spaces: 2
Fencing: Full,Metal,Privacy	Foundation Details: Slab
Garage Spaces: 2	Levels: One
Builder Name: Bairrington Custom Homes	Other Structures: Cabana,Gazebo
Floor covering: Tile, Wood	

Amenities & Features Pool Features: Community,InGround Security Features: SecuritySystem,SmokeDetectors Spa Features: Community Roof: Metal Utilities: ElectricityAvailable,NaturalGasAvailable,HighSpeedInternetAvailable,PhoneAvailable,SewerAvailable,TrashCollection,UndergroundUtilities,WaterAvailable Cooling: CentralAir,Electric,Zoned Exterior Features: FirePit,SprinklerIrrigation,OutdoorKitchen Heating: Central,Gas,Zoned Appliances: BuiltInElectricOven,Cooktop,Dishwasher,Disposal,IndoorGrill,IceMaker,MultipleWaterHeaters,Microwave,Refrigerator,Dryer,EnergyStarQualifiedAppliances,TanklessWaterHeater,Washer	Parking Features: Attached,FrontEntry,Garage,GarageFacesSide Patio & Porch Features: Covered Accessibility Features: AccessibleDoors Association Amenities: MaintenanceGrounds,Management,Security Window Features: LowEmissivityWindows,PlantationShutters Door Features: FrenchDoors,InsulatedDoors Fireplace Features: GasLog Interior Features: WetBar,FrenchDoors,AtriumDoors,HighCeilings,QuartzCounters,SoundSystem,SmartHome,Shutters,WiredForSound,ButlersPantry,BreakfastArea,CeilingFans,DryBar,KitchenIsland,ProgrammableThermostat,WalkInPantry
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Nearby Schools

Middle Or Junior School District: Bryan	Middle Or Junior School: ,
Elementary School District: Bryan	High School District: Bryan

Expenses, Fees & Taxes

Association Fee: \$975



Miscellaneous

Association Fee
Frequency: Annually

Listing Terms:
Cash,Conventional

List Office Name: Greenprint Real Estate Group

Community Features:
Barbecue,FitnessCenter,Fitness,Golf,Patio,Pool,TennisCourts

Agent Details

List Agent Name: Geoffrey Myers

Agent Email: geoffrey.m.myers@gmail.com

