

# **\$1,160,000 - 3301 Willow Ridge Drive, Bryan**

MLS® #5710773

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## **\$1,160,000**

4 Bedroom, 5.00 Bathroom, 4,234 sqft  
Residential on 0.43 Acres

The Traditions, Bryan, TX

Now available in the Traditions private golf club & residential community featuring golf, swimming, tennis, fine dining & more is this graceful open-concept two-story home on a pristinely manicured estate-sized lot. Wooden beams highlight the cathedral ceiling of the central living area w/ a stone accent wall, fireplace, & built-in shelves. Subdued lighting in the stylish kitchen accentuates the warm tones of the abundant cabinetry, granite counters, & artisan backsplash. Appreciate the extended eating bar, built-in oven & microwave, and gas cooktop. The open formal dining room features a tray ceiling and bow windows, & overlooks the meticulously landscaped backyard retreat with a fire pit, multiple shaded gathering areas, and a finished covered patio with a sink and barbecue. The secluded primary bedroom enjoys plush carpeting, tray ceiling w/ recessed lights, bow windows, patio access & a regal en suite bathroom featuring a wet bar, separate vanities, makeup area, double door zero-step tiled shower, jetted tub, huge walk-in closets, & a 2nd convenient washer/dryer. The first-floor guest bedroom is oversized with a walk-in closet & en suite bathroom. Two second-floor guest bedrooms include private bathrooms. A second living area upstairs is well suited for enjoying media or exercising, & a spacious office adjacent to the foyer offers built-in bookshelves & a window seat. This home enjoys wonderful curb appeal in a private, friendly, & conveniently located



community.

Built in 2008

**Essential Information**

ListingFeed	abor_vow
MLS® #	5710773
List Price	\$1,160,000
Sale Price	\$1,100,000
Sale Date	April 12th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,234
Acres	0.43
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	3301 Willow Ridge Drive
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807-5103

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities, Phone Connected
Features	Fitness Center, Golf, Pool, Tennis Court(s), Restaurant
Parking	Attached, Driveway, Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

## **Interior**

Interior	Carpet, Wood, Terrazzo
Appliances	Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Built-In Electric Oven, Cooktop, Vented Exhaust Fan
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Outdoor Grill
Lot Description	Sprinklers Automatic, Trees Medium Size, Trees Small Size
Windows	None
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

## **School Information**

District	College Station Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District