

# \$1,390,000 - 13922 I & Gn Road, College Station

MLS® #6376524

---

## \$1,390,000

4 Bedroom, 4.00 Bathroom, 5,788 sqft  
Residential on 7.89 Acres

Other, College Station, TX

Embrace this rare opportunity to own a spectacular 4/4 custom built home on a secluded 7.89 +/- acres of improved land featuring two ponds, one stocked with a fishing dock, crystal clear natural swimming pool with biological filtration system by Total Habitat, multiple garden areas, a 3 car garage/fully functioning woodworking shop & attached newly modeled 2/1 efficiency apartment w/ excellent opportunity for long or short term rental, as well as a separate guest house w/ attached 2-car garage, having a proven and consistent income producing history. This property is currently in the process of obtaining a beekeeping agricultural exemption. The expansive 2-story home with circular driveway brims with architectural allure including a custom kitchen with huge central work island, oversized butler's pantry, and naturally lit breakfast area, library with vaulted ceiling, handcrafted millwork and crown molding throughout, gorgeous transomed picture windows, and a unique studio including a Murphy bed and multiple built-ins, making it desirable as a second living space. The private primary suite offers an en suite bath with large closets, separate granite vanities with makeup area, and walk-in shower with bench. Atop the hardwood stairs are two large guest bedrooms, one featuring an en suite bath, as well as a massive media/gathering area. Beyond the carport is an enormous finished covered porch, great for entertaining or relaxing, and ready to accommodate your



largest celebrations.

Built in 2001

### Essential Information

ListingFeed	abor_vow
MLS® #	6376524
List Price	\$1,390,000
Sale Price	\$1,240,000
Sale Date	April 10th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	5,788
Acres	7.89
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	13922 I & Gn Road
Subdivision	Other
City	College Station
County	Brazos
State	TX
Zip Code	77845-3335

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Water Connected
Features	None
Parking	Attached Carport, Attached, Driveway, Detached, Electric Gate, Garage, Gated
# of Garages	5
Garages	Garage Door Opener
View	Pond, Trees/Woods
Waterfront	Pond

## **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Gas Range, Built-In Oven, Cooktop, Dishwasher, Electric Water Heater, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Many Trees
Windows	Blinds, Skylight(s)
Roof	Composition, Shingle
Construction	Brick Veneer, HardiPlank Type
Foundation	Slab

## **School Information**

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