

# \$2,749,000 - 3320 Sycamore Trail, Bryan

MLS® #8525044

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## \$2,749,000

5 Bedroom, 7.00 Bathroom, 6,987 sqft  
Residential on 1.45 Acres

The Traditions, Bryan, TX

This is a custom Murphy Signature Home modern masterpiece sitting on 1.45 acres and backing up to hole 12 of The Traditions golf course! Enjoy views of a Jack Nicklaus designed course out of the incredible Ram windows and Fleetwood doors that make up the majority of the back of the house. This home is situated at one of the highest topography points in the neighborhood, giving scenic skyline views and allowing you to witness some of the most stunning sunsets in the Brazos Valley off either of the 2 balconies. The interior boasts contemporary and modern finishes, yet still feels very warm and inviting. With the exterior stone appearing as several accent walls, an inside/outside reveal adds an amazing element to the architectural design. All interior doors are 8 ft solid core, most ceilings are 12-14 ft, and the incredible living room features 20 ft ceilings. These ceiling and door heights allow the home to feel extremely open and expansive. The kitchen is a chef's dream! Featuring 2 ovens, 2 warming drawers, 2 dishwashers, an apron front sink as well as a deep prep sink, double waterfall islands, a 6 burner gas range w/ griddle and vent hood, built-in espresso machine, and professional grade refrigerator, nothing is missing!



Built in 2015

## Essential Information

ListingFeed	abor_vow
MLS® #	8525044
List Price	\$2,749,000
Sale Price	\$2,749,000
Sale Date	April 11th, 2022
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	6,987
Acres	1.45
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	3320 Sycamore Trail
Subdivision	The Traditions
City	Bryan
County	Brazos
State	TX
Zip Code	77807-9707

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	Fitness Center, Golf, Pool, Tennis Court(s)
Parking	Attached, Driveway, Electric Gate, Garage
# of Garages	3
View	City
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Gas Range, Bar Fridge, Dishwasher, Exhaust Fan, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned

Fireplace	Yes
# of Fireplaces	2
Fireplaces	See Remarks
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Electric Grill, Outdoor Grill
Lot Description	Near Golf Course, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size
Windows	Window Coverings
Roof	Metal
Construction	Metal Siding, Stone, Stucco
Foundation	Slab

### **School Information**

District	Bryan Isd
Elementary	Other Branch Elementary
Middle	Other
High	OtherBryan High School