

# **BRAZOS VALLEY VISTA**

Complete Property Description  
5110 E OSR, Bryan, TX 77808

Enjoy peaceful views, pristine ranch living and the new home features of Brazos Valley Vista, just minutes from the amenities of town. The ranch spans over 85+ acres of improved pastureland with a fully upgraded 3,500+/- square foot, 4 bed, 3.5 bath main home. Located in the coveted Brazos County, this expansive ranch offers a functional design with cross-fenced pastures, barn/shop, pipe livestock pens/stalls, two ponds and a quality mix of both open and wooded areas for various recreation and livestock features. Quietly situated down the gated driveway, off the paved Old San Antonio Road, Brazos Valley Vista awaits your comfortable outdoor lifestyle, entertainment, or recreational dreams. Call Brazos Valley Vista "HOME" today!

Acreage: 85.61 acres, New survey on file

## Drivetimes:

- Bryan 18 minutes
- College Station 25 minutes
- Temple 1 hour, 10 minutes
- Waco 1 hour, 20 minutes
- Houston 1 hour, 45 minutes
- Austin 2 hours

## House Features:

- Over 3,500+/- square feet of living space
- Home built in 1988 and 100% remodeled in 2021
- 4 beds, 3.5 bath with office, dining room, mud-room/laundry room, loft/wet-bar
- Master bedroom includes wood burning fireplace and expansive master bathroom and walk-in closet
- One of the featured guest bathrooms includes double sink, tub and large walk-in shower with shelving
- Large picture windows throughout home
- Austin stone wood burning fireplace in living room
- New stainless-steel appliances and new kitchen cabinets, granite, island, etc.
- New barn-door pantry with ample space
- Formal dining room with custom beams on ceiling, open to living room/ kitchen
- Mud-room/laundry and garage/storage area with storage
- Additional covered parking space entering into mud-room
- Two story home with all bedrooms downstairs
- Upstairs includes loft style wet-bar, lounge, half bath and ample storage space
- Pipe fenced yard with outside patio deck entertainment areas and fire-pit

## Barn:

- 2,400+/- square foot enclosed barn with shop, stalls and wash rack and 2,000+/- square feet of overhang shade cover used for stalls and equipment storage

- Barn includes enclosed shop space with garage door for equipment or tool storage, shelving, concrete floor and ample lighting
- Barn features versatile stall spaces, new concrete wash-rack/drains, lights and more

#### Water:

- 2 Ponds, one pond is over 2.5+/- acres with impressive fishing on the pier!
- 1 Water well with well house and dog pen
- Water well reliably services home, barn and water troughs
- 1 small creek named Walker Creek connects 2+/- acre pond to Southern boundary line

#### Pastures/Pens:

- Ranch includes 4 pastures for easy rotational livestock management
- Quality condition of fencing throughout ranch
- Pipe cattle pens/chute located near barn
- Water troughs throughout and multiple water sources for livestock
- Ranch supports 30-40 head of cattle comfortably along with space for hay production

#### Entrance/Road:

- 1,300+/- ft. of road frontage along OSR
- Stone/black metal gated entrance
- 1,700+/- ft long driveway providing privacy

#### Distance to nearby amenities:

- Downtown Bryan 11 miles
- Producers Co-op 11 miles
- Highway 21, 12 miles
- St. Joseph Health & Regional Hospital 16 miles
- Texas A&M University Kyle Field 18 miles
- Downtown College Station 19 miles
- Baylor Scott & White Hospital 20 miles

This ranch is being offered For Sale and Exclusively Listed by Broker Associate, Katy Wunderlich of Capitol Ranch Real Estate at (979) 571-7498 | [katy@capitolranch.com](mailto:katy@capitolranch.com)

*Buyers Broker must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If the condition is not met, fee participation will be at sole discretion of the Listing Broker. Prospects may be required to provide proof of funds prior to a scheduled showing.*