

2108 Rolling Hill Trail, College Station, TX 77845

Spec Sheet

- Offered at \$1,100,000
- Lot 1.2193 acres
- 4,407 square feet
- Engineered slab by Gessner Engineering
- 4 bedrooms, 3.5 baths, 1 study, 1 formal dining area, 1 breakfast area, 1 game room
- Kitchen
 - Walk-in pantry
 - Cafe appliances / double ovens
 - Under-cabinet lighting
 - Pot filler
- Custom cabinets throughout home
 - Soft-close hinges
- Porte-cochere
- 3-car garage
 - Insulated garage doors and garages
 - Finished garages
- Pea Gravel driveway, sidewalks and front/back porches
- 100% Masonry exterior to include stucco and stone
- Covered back patio/porch
 - Ceiling with T&G
- Leather granite countertops throughout home
- 24x24 porcelain tile in main areas
 - Carpet in bedrooms and game room
- Large entry, metal door with glass insert
- Oversized windows in living area (all windows MI with black exterior, white interior)
- 16 seer HVAC system with 3 units and 5 zones
- 30 year shingle roof
- Rheem tankless water heaters (2)
- Irrigation system and landscaping with Wifi capabilities
- Masonry gas/wood burning fireplace in living area
- Hardware installed on all cabinets and doors
- Entire home pre-wired for entertainment and security
- Attic insulation blown R38 loose fill fiberglass