

# Features:

## 2004 Indian Trail, College Station, Tx

5 Bedrooms plus a study with a closet and adjoining full bathroom that could be used as a 6th bedroom. Wood flooring was added to the study in 2018.

4 Bathrooms - primary bath updated in 2020 - bath adjoining study updated in 2018 to include a handicap roll in tiled shower with glass surround.

3990 heated square feet heated areas per BCAD which does not include the garage apartment.

Kitchen updated in 2021. Stainless appliances. KitchenAid double oven. Leather roll granite counters, quartz counter on the island.

Two living areas.

Two dining areas plus expansive bar area with seating in kitchen.

Separate apartment with full bathroom in garage - The living area of the apartment can be removed if you want a full three car garage, which would leave a full bathroom for the swimmers.

Two high efficiency HVAC systems - 2020 seer system - installed in 2020 including the furnaces with variable speed units. One unit controls the downstairs area and the other unit controls the upstairs area.

Tankless water heaters

Blown-in foam insulation.

Roof - replaced in 2021.

Custom oversized pool with hot tub plus wrought iron fencing surrounding the pool area. Pool replastered in 2018.

Huge, decked area with built in seating and a swing which has been power washed and stained in 2023.

Extended and wide driveway. Approximately 150 feet long and wide enough to allow for double parking down the driveway.

City of College Station Schools

City of College Station water, sewer & trash

Mosquito misting system.

Wooded greenspace behind the home

3.12 private wooded acres



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