

# 6960 Beckett Ct, Bryan, TX 77808

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## Spec Sheet

- Offered at \$945,200
- Lot 1.00 acre
- 3,475 square feet
- 4 bedrooms, 3.5 baths, 1 study, 1 dining area, 1 game room upstairs
- Oversized kitchen
  - Double islands
  - Large, hidden pantry
  - Whirlpool appliances / double ovens
  - Under-cabinet lighting
  - Pot filler
- Custom cabinets throughout home with soft close hinges (kitchen)
- 3-car garage
  - Insulated garage doors and garage
- Brick exterior with stone (entry) and B&B siding accents
- Covered back patio/porch plumbed for outdoor kitchen
  - Ceiling with T&G
- Granite countertops throughout home with quartz on kitchen islands
- Vaulted ceiling in living area with stained beam
- Engineered hardwood in main areas, office and Master; decorative tile in 1/2 bath and utility; carpet in secondary bedrooms and game room
- Oversized entry, metal door with glass insert
- Large windows in living area
- Aerobic septic system
- 16 seer HVAC system with multiple zones (6) and 2 condenser units
- 30 year shingle roof
- Rheem tankless water heaters (2)
- Irrigation system with landscaping
- Stone 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