



Sam White Properties  
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For More Information or a Visual Tour  
-by telephone recording, call 800-833-4891, ext #3058  
-via the Web at <http://AustinsEstates.com>



4012 Austin's Estates Drive  
Bryan, Texas

\$249,900  
3 Bedrooms & 2 Baths 2350 sq/ft  
Only 10 Minutes from Texas A&M



Great, Open Floor Plan  
Kent Moore Cabinets  
Tile in Wet Areas

Large 1.7 Acre Lot  
Quiet, Country Neighborhood Inside  
The Bryan City Limits

Looking for a home? I can help, with no cost to you!  
I offer several custom programs for buyers, whether you need a home immediately,  
or happen to be curb-shopping for a future property. <http://buyers.SamWhiteRealty.com>



**KELLER WILLIAMS®**

R E A L T Y

Sam White - 979.574.0626

Beautiful, Well-Maintained Home  
in Austin's Estates Near the Messina Hof Winery

-See it on the Web at <http://AustinsEstates.com>-  
Hi-Resolution Photos, Map, Virtual Tour, Printable Flyer

### Features

- Built in 2003 for the Current Owner
- 2362 sq. Feet (CAD) on 1.7 Acres
- 3 Bedrooms - 2 Full Baths
- 10 Minutes to Texas A&M
- Within Bryan City Limits
- Wickson Water/Bryan Texas Utilities
- Upgraded High-Efficiency Lenox Air Conditioner /Heat-Pump with Two-Zone System
- Ceiling Fans in all Rooms
- Sunshade Screens on Southern Windows
- Tile in Wet Areas - Carpet in Bedrooms
- Metrofloor Simulated Wood Flooring in Living-Room
- Marble Flooring in Entryway
- Full Masonry Fireplace - Austin Stone, Cedar Mantle
- Built-in Entertainment Center and Bookshelf
- Upgraded Satin Nickel Delta Plumbing Fixtures
- Large Laundry Room
- Pet & Smoke Free

### Large Two Car Garage:

- Built-In Shelving
- 240 volt Outlet
- Water Faucet

### Spacious Kitchen

- Pantry
- Dishwasher
- Overhead Microwave
- Kent Moore Ash Cabinets with Pull-Out Drawers

### Master Bathroom

- Whirlpool Tub and a Separate Shower
- Cultured Marble Vanities/Showers/Bathtubs
- Double Sinks
- Two Large, Walk-in Closets
- Large Linen Closet

### Lawn and Garden

- Custom Irrigation System. Pre-wired for a Future Back-yard Garden
- Pre-Tilled Garden Area
- Water Access at the Rear of the Property
- Power-line Access at the Rear of the Property
- Partial Privacy Fence and Partially-Covered Large Rear Patio
- Live Oaks, Water Oak, Post Oaks, and Cedars
- Established Flower Beds