



2304 QUAIL HOLLOW DRIVE

2304 QUAIL HOLLOW DR, BRYAN, TX 77802

\$350,000

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150 Years

JOHN D WOOD & CO.

London, Country & International Property

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77802

Charming traditional one-story brick home ideally situated in a central Bryan location. Thoughtfully designed with exceptional storage throughout, the home offers generous closet space as well as a fully floored attic for easy organization and accessibility. The inviting and spacious living area features tile flooring, a classic brick wood-burning fireplace and opens to a light-filled sunroom complete with built-ins, creating a warm and versatile space for relaxing, working, or entertaining. A separate dining room sits conveniently off the kitchen, offering an easy flow for gatherings and everyday living.

Basement: None,
Garage Count: 2 Car Garage,
Garage Description: Garage

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Combining functionality and style, the kitchen features stainless steel appliances, Silestone countertops, tile backsplash, and ample prep space. An ensuite primary bedroom includes a large walk-in closet and a comfortable sitting nook, perfect for a reading corner or private retreat. Windows replaced in 2024 add updated efficiency and natural light throughout the home while the oversized garage provides plenty of room for additional storage, projects, or a workshop area. Outside, enjoy established front garden beds with vegetable plants, while the backyard offers privacy fencing and large shade trees. Currently zoned for Johnson elementary and near Sul Ross campus for the Explore Academy program, this home is also close to restaurants, shopping, medical facilities, and Briarcrest golf course making everyday living both comfortable and convenient.



