



**1407 SKRIVANEK DRIVE**

1407 SKRIVANEK DR, BRYAN, TX 77802

**\$265,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 1407 SKRIVANEK DRIVE

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Discover this delightful 3-bedroom, 2-bath residence nestled in the heart of Bryan, TX. This well-maintained home offers a comfortable and inviting open floor plan, seamlessly connecting spacious living areas with a warm and cozy atmosphere that's perfect for everyday living. Inside, you'll find a bright living room that flows effortlessly into the dining and kitchen areas, creating an ideal space for both intimate dinners and larger gatherings. The kitchen is efficiently designed with ample cabinet space and modern conveniences.

**Basement: None**

**\$265,000**



The primary suite offers an ensuite bathroom and generous closet space, while the additional bedrooms provide flexibility for guests, a home office, or a hobby room. This property boasts a variety of outdoor amenities, including a covered back patio where you can enjoy your morning coffee or unwind in the evenings. The storage shed provides additional space for all your outdoor necessities, keeping your home clutter-free. For those with a boat or RV, the RV/boat cover is an invaluable feature. Situated just a stone's throw from BLINN College and only minutes from St. Joseph Hospital, this home offers unparalleled convenience for accessing the best of Bryan. Whether you're looking to invest in your first home or simply seeking a well-positioned retreat, this charming property has it all. Don't miss your opportunity to own a piece of Bryan charm with features that truly make this house a home.



