



**3418 DOVECOTE WAY**

BRYAN, TX 77808

**\$450,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 3418 DOVECOTE WAY

BRYAN, TX 77808

Welcome home to this beautifully designed 4-bedroom, 2-bath home situated on a desirable corner lot! Inside, you'll love the open-concept layout where the kitchen flows seamlessly into the living and dining areas, creating the perfect space for entertaining and everyday living.

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

**\$450,000**



The oversized primary suite offers a true retreat with plenty of room to relax and unwind. Step outside to an incredible backyard oasis featuring multiple seating areas, a covered grilling space, storage shed, and a charming sunroom ideal for enjoying your morning coffee or hosting gatherings year-round. Built with energy efficiency in mind, this high-performance home includes R13 batt insulation in exterior walls, R38 blown-in ceiling insulation, LowE windows, and a Lennox® 16 SEER AC unit. With a HERS® score of 65, this home offers estimated annual energy savings of approximately \$800-\$900, combining comfort, style, and efficiency in one exceptional package!



