

**WELCOME TO 228 PASSENDAL LANE
COLLEGE STATION, TX 77845**

LIST PRICE \$320,000

3 BEDROOMS, 2 BATHS, 2 CAR ATTACHED GARAGE
1654 SQ. FT. OF LIVING AREA
420 SQ. FT. GARAGE
ATTIC ACCESS IN GARAGE (FLOORED)
LOT SIZE - 6704 SQ. FT.
PRIVACY FENCED

I purchased this home for my daughter in 2022. At that time we had all the necessary inspections done. We have replaced the roof, changed out all the light fixtures, ceiling fans, electrical receptacles and light switches, plumbing fixtures, cabinet and door hardware and repainted most of the interior.

This past year we replaced the plumbing from the city to the main water line of the house and the connection to the sprinkler line to the sprinkler system. We also had a foundation inspection by Coastal Bend Foundation Company and no issues were found.

Central Heat, Hot Water Heater, Range and Fireplace are gas.
Central Air and Dryer are Electric.

228 Passendale Lane has been meticulously maintained and is move in ready. Raised ceilings, plenty of natural light, nice size foyer, open concept with split floorplan. The living area, dining area, kitchen, laundry room and baths all have tile flooring. Guest bedrooms have nice carpet and the primary bedroom has engineered wood flooring. A built in study area sits between the two guest bedrooms. The kitchen has granite counters, tile backsplash, custom stained wood cabinetry, black stainless appliances (2022), pantry and eating bar. The dining area has a great window seat and is large enough for a nice size dining table and chairs. The living area has a tray ceiling, stone fireplace and oversized windows to the backyard. The primary bedroom is 15x16 with a storage closet and tray ceiling with the en-suite bath featuring double sinks, large separate shower, jetted garden tub and wonderful walk-in closet.

This home is wonderful and well suited for just about anyone. If you are wondering why we are selling the home we like so much.....my daughter got married, moved back to our family farm and now they are expecting a baby girl!

I myself am a Licensed Texas Real Estate Broker and have been in the Real Estate Industry for 29 years. My company name is The Real Estate Service and my office is located in El Campo, Texas. My Texas license number is 0461924 and you are welcome to visit our website www.therealestateservice.com or ask me any questions you would like. My cell phone number is 979-637-7971 and if I don't answer please leave me a message as I will call you back. You can also text me if you would like.

I thank you for considering 228 Passendale Lane and please let me know if you have any questions.