Seller-Provided List of Features

1608 Cougar Court

College Station, Texas 77845

- No HOA
- Two HVAC units replaced in 2020 – with transferrable warranties
- Two water heaters – one replaced in 2023
- No carpet
- Each bedroom has a private full bath
- Primary bedroom has newer sliding doors that lead to a private deck patio
- New electric stovetop
- Trash compactor
- Double oven
- Attractive painted cabinets
- One of the upstairs bedrooms has a small kitchenette
- Fireplaces are controlled by on/off switches when pilot light is lit
- Many updated fixtures throughout – lights, ceiling fans, sinks, etc.
- Permanent doggie door for large dog
- Covered patio with outdoor gas fireplace and television (conveys with property)
- Outdoor hot tub rests underneath a lighted gazebo (both convey with property)
- In-ground firepit area in back of yard
- Exterior stairs on side of home
- Garage has recently epoxied floor
- Garage has inset area that offers space for a workshop or extra storage
- Located on a cul de sac
- Large ¼ acre cul de sac pie-shaped lot
- Extra wide driveway with crushed granite allows for ample parking
- Extra wide gate allows for boat storage in back yard
- Two miles to Texas A&M campus
- Back yard “neighbor” is a church
- Easy access to Highway 6
- Easy access to restaurants and shopping on University Drive