

# The 2350

Brazos County



PRICE FROM:

**\$283,900**

 2,375 Ft<sup>2</sup>

 4 Bedrooms

 3 Bathrooms

 2 Car Garage

Welcome to this charming 4-bedroom, 3-bathroom home, thoughtfully designed to combine functionality and elegance for modern living.

Upon entry, you'll find a private hallway to the right, leading to a fourth bedroom with its own bathroom—an ideal guest suite or secluded retreat. The utility room and access to the side-load two-car garage are also conveniently located along this hallway.

Straight ahead from the entry, the home opens into a spacious, light-filled formal dining room, which seamlessly flows into the kitchen. The kitchen is both stylish and practical, featuring a cornered island, ample counter space, and a pantry tucked behind the adjoining breakfast nook. The breakfast nook, with its backyard access, provides the perfect space for casual meals or morning coffee.





