

1706 North Bardell Ct.

We thought of everything a student would need ... from a quiet secure neighborhood with nature trails in nearby parks ... to internet wiring and built-in desks in every bedroom.

Unique Features

- Huge Front Porch
- Built-in Desks in every Bedroom
- Dramatic interior
- Livable plan deigned for furniture placement
- Ceramic Tile Floors
- Large Kitchen
- Wood Kitchen Cabinets
- Designer fans and light fixtures throughout
- High Ceilings with Decorative Crown Molding
- Large 2 inch window blinds
- All Appliances (Maytag) Included
- Spacious Closets



4 bedrooms and 4 1/2 baths - 1,678 sq ft

- Smoke Detectors
- Security Alarm System
- Security Lighting
- Ethernet wiring
- Yard Care Services Included
- Quarterly Pest Control Included
- All Electric—Certified Energy Efficiency.
- Available August 2006
- **\$425 per room – 12 month lease - \$400 deposit**

Conveniently located in the popular North Bardell Court subdivision off Southwest Parkway this new student home is only a short bike ride to the Texas A&M campus or walk to the A&M Shuttle Bus stop. Also, two of College Station's finest city parks are located only 2 blocks away.

The nearby 44.5 acre Bee Creek Park and the 15.4 acre Lemontree Park provide incredible amenities to student residents - from quiet walking trails to complete recreational facilities. These well maintained College Station city parks offer lighted tennis courts, girls' lighted softball fields, a pavilion, sand volleyball court, picnic units, half basketball court, $\frac{3}{4}$ mile concrete jogging exercise trail, and a nature trail that stretches from Southwest Parkway, through Lemontree park, to the corner of Holik and Anderson Street.



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