



CITY OF BRYAN  
The Good Life, Texas Style.™

## For Sale: 705 E. Pruitt, a new home for income-eligible homebuyers in Bryan:



List Price: **\$110,999**  
Heated Area: **1,271 sq.ft.(approximate)**  
Lot Size: **8,486 sq.ft. (BCAD)**  
4 Bedrooms, 2 Baths, 1-Car Garage

**Features:** New construction by No Limits, a City of Bryan nonprofit Community Housing Development Organization near downtown Bryan, features limestone veneer with Hardie® siding, all Energy Star-rated appliances, range, refrigerator, microwave, vent hood, food disposer, and tankless water heater. 6' wood privacy fence. **Directions:** From Texas Ave., turn east onto E. Pruitt 3.5 blocks, then house in on right. Additional photos and listing information available here:

[http://www.realtor.com/realestateandhomes-detail/705-E-Pruitt-St\\_Bryan\\_TX\\_77803\\_M79952-67493?row=6](http://www.realtor.com/realestateandhomes-detail/705-E-Pruitt-St_Bryan_TX_77803_M79952-67493?row=6)

**Schools (BryanISD.org):** K-1-2-3-4-5, Fannin  
6-7-8, Sam Rayburn  
9-10-11-12, Rudder

**To Qualify:** Households must (1) Earn less than the maximum allowable limits based on the number of residents (see below):

Maximum Allowable Income Limits	
Residents in Household:	Annual Income Limit:
1	\$32,200
2	\$36,800
3	\$41,400
4	\$46,000
5	\$49,700
6	\$53,400
7	\$57,050
8	\$60,750

(2) Earn at least enough income to afford the monthly payments (minimum of approximately \$32,000/yr, Total monthly payment estimated \$881/mo);

(3) Have sufficient credit to qualify for a mortgage through a state-licensed lender;

(4) Have a minimum of \$1,000 available to put toward the purchase.

(5) Become approved to participate in the City's Homebuyer Assistance Program (information and application available:

<http://www.bryantx.gov/community-development/community-development-programs/#homebuyerassistance>

(6) Submit an offer to purchase with the listing agent, Joe Ann Taylor with BCR Realty: (979) 820-1487, or email: [joeannt@bcrbcs.com](mailto:joeannt@bcrbcs.com)

**Income-eligible purchasers only. Contact:** City of Bryan Community Development Services Department, Homebuyer Assistance Program, 405 W 28th, Bryan, Tx 77803 (979) 209-5175. Email: [vcarr@bryantx.gov](mailto:vcarr@bryantx.gov)

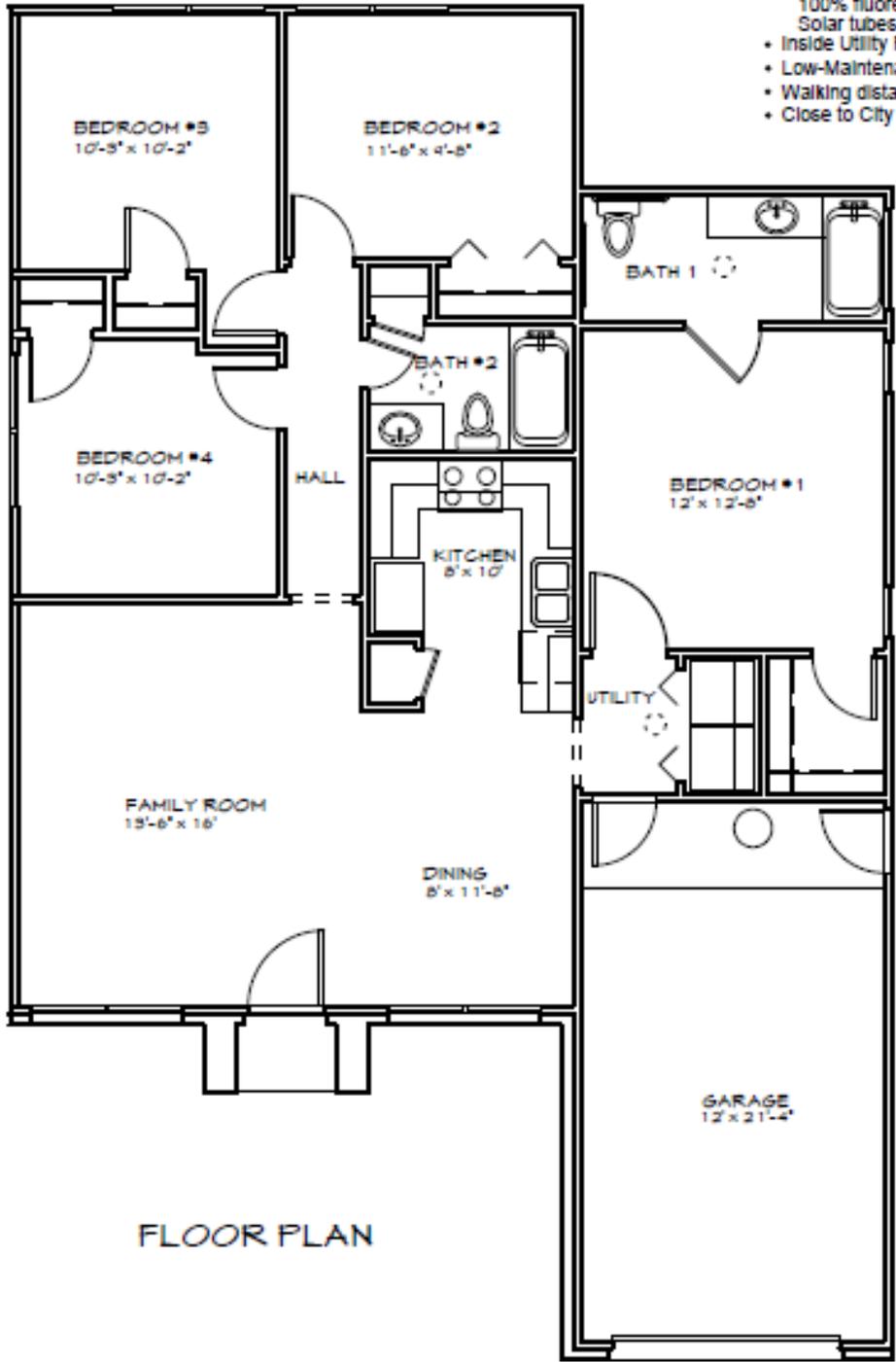


EQUAL HOUSING OPPORTUNITY

# FLOOR PLAN 705 E. PRUITT

Builder Floor Plan 705 E. Pruitt St.

- 1,271 sq. ft. 4 Bedroom 2 Bath home with 1-car Garage
- Energy Features Include:
  - Double pane, Low-E windows
  - Radiant Barrier Roof Deck
  - R-30 Roof Insulation
  - R-13 Wall Insulation
  - Tankless Water Heater
  - High Efficiency Air-Conditioning
  - Low Infiltration House Wrap
  - Ceiling fans in Bedrooms & Living Area
  - 100% fluorescent lighting
  - Solar tubes (natural lighting)
- Inside Utility Room
- Low-Maintenance Exterior
- Walking distance to elementary school
- Close to City park, restaurants and retail outlets



FLOOR PLAN