

\$377,900 - 1973 Cambria Drive, Bryan

MLS® #25007374

\$377,900

3 Bedroom, 3.00 Bathroom, 1,986 sqft

Residential on 0.16 Acres

Other, Bryan, TX

This beautifully crafted 3-bedroom, 2.5-bath home with a spacious study is located in the highly sought-after Gourd Creek neighborhood, right next to Edgewater. Designed with an open-concept layout and soaring ceilings from the entry through the main living areas, this home is filled with natural light and modern charm. Enjoy a chef-inspired kitchen featuring granite countertops, a center island, built-in microwave, freestanding electric range, dishwasher, and stylish contemporary lighting. The split floor plan offers added privacy, with a generous primary suite that boasts 9-foot ceilings, an oversized walk-in closet, and a luxurious en-suite bath complete with a deep soaking tub, double vanities, and a tiled walk-in shower with sliding glass door. Durable luxury vinyl plank flooring runs throughout the main living areas, with tile in the bathrooms and utility room. The home is also equipped with 8-foot front and back doors that enhance its grand feel and curb appeal. Additional features include a 16 SEER2 energy-efficient HVAC system and 50-year-rated roof shingles backed by a 10-year labor warranty. Exterior highlights include a large, fully fenced backyard and a full-yard irrigation system, perfect for outdoor living and entertaining. Home is currently under construction and estimated to be completed by mid to late August.

Built in 2025



Essential Information

MLS® #	25007374
Price	\$377,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,986
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	1973 Cambria Drive
Area	B18
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Electricity Available, Sewer Available, Water Available
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Other, Tile
Interior Features	Granite Counters, High Ceilings, Window Treatments, Ceiling Fan(s), Kitchen Exhaust Fan, Kitchen Island, Programmable Thermostat
Appliances	Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	1

Stories One

Exterior

Exterior Features Sprinkler/Irrigation
Windows Low-Emissivity Windows
Roof Composition, Shingle
Construction Brick, Brick Veneer, HardiPlank Type
Foundation Slab

School Information

District Bryan

Additional Information

Days on Market 128
HOA Fees 320
HOA Fees Freq. Annually

Listing Details

Listing Agent Julie Sun
Listing Office Sun Realty Services

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