

\$382,900 - 1967 Cambria Drive, Bryan

MLS® #25007440

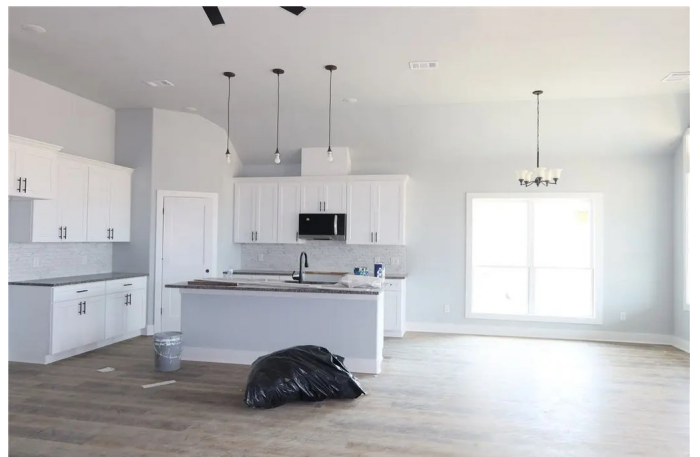
\$382,900

4 Bedroom, 3.00 Bathroom, 1,965 sqft

Residential on 0.17 Acres

Other, Bryan, TX

Stunning New Construction Home in the highly desirable Gourd Creek neighborhood next to Edgewater, this beautifully crafted 4-bedroom, 3-bath home offers a perfect blend of modern design, functionality, and comfort. The open-concept layout features 11-12" ceilings from the entry through the main living areas, creating an airy and light-filled ambiance throughout. The chef-inspired kitchen is a showstopper, complete with granite countertops, a center island, built-in microwave, freestanding electric range, dishwasher, and contemporary lighting. Designed with a split floor plan for added privacy, the spacious primary suite includes 9-10" clope ceilings, a walk-in closet, and a luxurious en-suite bath featuring a deep soaking tub, dual vanities, and a tiled walk-in shower with a sleek sliding glass door. One secondary bedroom includes a private en-suite bath, while the remaining two bedrooms share a full bathroom. High-end finishes include durable luxury vinyl plank flooring in the main living areas and 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. Built for efficiency a 16 SEER2 HVAC system and 50-year-rated roof shingles with a 10-year labor warranty. Step outside to a fully fenced backyard with a full-yard irrigation system, perfect for enjoying outdoor living year-round. Estimated completion mid to late August. Donâ€™t miss your opportunity to own this exceptional new



home!

Built in 2025

Essential Information

MLS® #	25007440
Price	\$382,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,965
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	1967 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	125
HOA Fees	320
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Julie Sun
Listing Office	Sun Realty Services

The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS. Listing information is provided by Bryan-College Station Regional MLS.