

\$319,900 - 1969 Cambria Drive, Bryan

MLS® #25009202

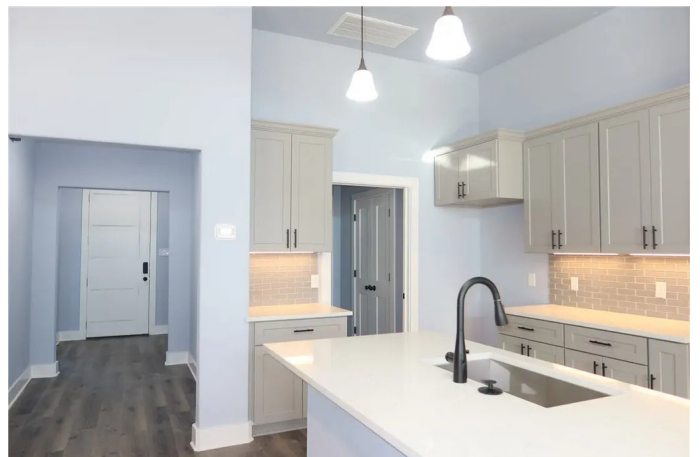
\$319,900

3 Bedroom, 2.00 Bathroom, 1,610 sqft

Residential on 0.17 Acres

Other, Bryan, TX

Huge Price Reduction and Quick Move-In Deal! Welcome to this beautifully crafted 3-bedroom, 2-bath home nestled in the desirable Gourd Creek community, right next to the sought-after Edgewater neighborhood in Bryan. Designed with style and functionality in mind, this home offers an inviting open-concept floor plan with soaring ceilings that flow seamlessly from the entry through the main living areas. At the heart of the home, the gourmet kitchen is a showstopper, featuring quartz countertops, a large center island, built-in microwave, dishwasher, freestanding electric range, and contemporary light fixtures. Ample natural light, split floor plan with a spacious primary suite complete with a pop-up ceiling, oversized walk-in closet, and a spa-like en-suite bath. Relax in the deep soaking tub, enjoy the double vanities, or refresh in the tiled walk-in shower with sliding glass door. Quality finishes include durable luxury vinyl plank flooring throughout the main living areas and stylish tile in all wet spaces. Thoughtful touches like 8-foot front and back doors elevate both the curb appeal and interior atmosphere. This energy-efficient home is equipped with a 16 SEER2 HVAC system, architectural shingles with a 10-year labor warranty, and rain gutters on all sides for peace of mind. Step outside to your fully fenced and landscaped backyard, complete with a full-yard irrigation system, perfect for relaxing or entertaining. Schedule your private tour today!



Built in 2025

Essential Information

MLS® #	25009202
Price	\$319,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,610
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	1969 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	High Ceilings, Quartz Counters, 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
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Additional Information

Days on Market	55
HOA Fees	320
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Julie Sun
Listing Office	Sun Realty Services

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