

\$331,900 - 1971 Cambria Drive, Bryan

MLS® #25009203

\$331,900

3 Bedroom, 3.00 Bathroom, 1,726 sqft
Residential on 0.17 Acres

Other, Bryan, TX

\$20K Price Reduction! This beautifully designed 3-bedroom, 2.5-bath home is located in the highly desirable Gourd Creek neighborhood, right next to Edgewater. With an open-concept layout, soaring ceilings, and abundant natural light, this home blends modern style with everyday comfort. Step inside to find a bright, flowing floor plan from the entry through the main living areas. The gourmet kitchen features quartz countertops, a large center island, built-in microwave, dishwasher, freestanding electric range, and sleek contemporary light fixtures, perfect for both cooking and entertaining. The split floor plan provides added privacy. The primary suite boasts a pop-up ceiling, oversized walk-in closet, and a luxurious en-suite bath with a deep soaking tub, double vanities, and tiled walk-in shower with sliding glass door. Quality finishes include beautiful vinyl plank flooring throughout with tile in bathrooms and the utility room. No carpet. Details such as 8-foot front and back doors add to the home's grand feel and curb appeal. Built for long-term comfort, this energy-efficient home offers a 16 SEER2 HVAC system, architectural shingles with a 10-year labor warranty, and rain gutters on all sides. Outside, enjoy a fully fenced backyard, full-yard irrigation system, and plenty of space to relax or entertain. Quick Move-In Deal!

Built in 2025



Essential Information

MLS® #	25009203
Price	\$331,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	1971 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
Lot Description Corner Lot
Windows Low-Emissivity Windows
Roof Composition, Shingle
Construction Brick, Brick Veneer, HardiPlank Type
Foundation Slab

School Information

District Bryan

Additional Information

Days on Market 70
HOA Fees 320
HOA Fees Freq. Annually

Listing Details

Listing Agent Julie Sun
Listing Office Sun Realty Services

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