

# \$422,900 - 1965 Cambria Drive, Bryan

MLS® #25009204

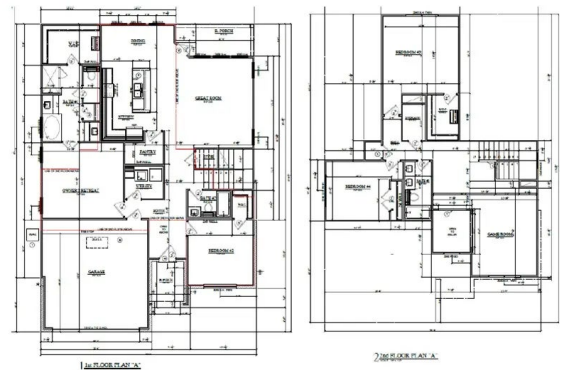
**\$422,900**

4 Bedroom, 3.00 Bathroom, 2,506 sqft

Residential on 0.17 Acres

Other, Bryan, TX

This beautifully designed 4-bedroom, 3-bath home with an upstairs game room is located in the sought-after Gourd Creek neighborhood, right next to Edgewater. Featuring soaring ceilings, abundant natural light, and an open-concept layout, this home combines modern style with everyday comfort. The gourmet kitchen offers quartz countertops, a spacious center island, built-in microwave, dishwasher, freestanding electric range, and stylish lighting, ideal for both cooking and entertaining. The split floor plan provides privacy with the primary suite downstairs, complete with a pop-up ceiling, oversized walk-in closet, and spa-inspired bath featuring double vanities, a soaking tub, and a tiled walk-in shower. Luxury vinyl plank flooring extends through the main areas and staircase, complemented by carpet upstairs and tile in bathrooms and utility. Additional upgrades include 8-foot front and back doors, a 16 SEER2 dual-zone HVAC, architectural shingles with a 10-year labor warranty, and gutters on all sides. Enjoy a fully fenced backyard with a full irrigation system, perfect for relaxing or entertaining. This move-in-ready home will be complete in November!



Built in 2025

## Essential Information

MLS® # 25009204

Price \$422,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,506
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

### Community Information

Address	1965 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	Carpet, 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
Stories	Two

### 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	51
HOA Fees	320
HOA Fees Freq.	Annually

**Listing Details**

Listing Agent	Julie Sun
Listing Office	Sun Realty Services

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