

\$395,900 - 1963 Cambria Drive, Bryan

MLS® #25009256

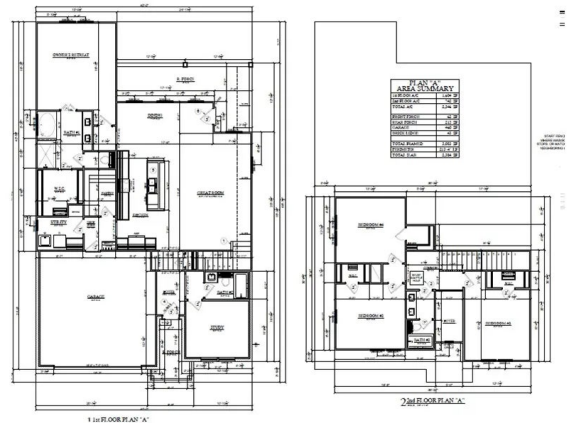
\$395,900

4 Bedroom, 3.00 Bathroom, 2,346 sqft

Residential on 0.18 Acres

Other, Bryan, TX

Quick Move-In Deal! \$20K Price Reduction!
This beautifully designed 4-bedroom, 3-bath home with a downstairs study is located in the desirable Gourd Creek neighborhood, right next to Edgewater. With soaring ceilings, abundant natural light, and an open-concept layout, this home blends modern style with everyday comfort. The gourmet kitchen features quartz countertops, a spacious center island, built-in microwave, dishwasher, freestanding electric range, and designer lighting, perfect for both cooking and entertaining. The split floor plan offers privacy with the primary suite conveniently located downstairs, showcasing a pop-up ceiling, oversized walk-in closet, and a spa-inspired bath with double vanities, soaking tub, and a tiled walk-in shower. Luxury vinyl plank flooring flows throughout the main living areas and staircase, complemented by carpet in the upstairs bedrooms and tile in the bathrooms and utility room. Additional upgrades include 8-foot front and back doors, a 16 SEER2 dual-zone HVAC system, architectural shingles with a 10-year labor warranty, and gutters on all sides. Step outside to a fully fenced backyard with a complete irrigation system, perfect for relaxing or entertaining. This move-in-ready home will be complete in November!



Built in 2025

Essential Information

MLS® #	25009256
Price	\$395,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,346
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	1963 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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