

# \$298,700 - 2208 Terrilyn Court, Bryan

MLS® #25009944

**\$298,700**

3 Bedroom, 2.00 Bathroom, 1,519 sqft

Residential on 0.12 Acres

Edgewater, Bryan, TX

This beauty is luxury living with three bedrooms and two baths. This beautiful home features large secondary bedrooms with walk-in closets. Open living, dining, and kitchen provides abundant space without all the cost. The primary bedroom suite is fit for a king sized bed and features a large walk-in closet.

Built in 2025

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25009944                |
| Price          | \$298,700               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,519                   |
| Acres          | 0.12                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2208 Terrilyn Court |
| Area        | B18                 |
| Subdivision | Edgewater           |
| City        | Bryan               |
| County      | Brazos              |



|          |       |
|----------|-------|
| State    | TX    |
| Zip Code | 77807 |

### **Amenities**

|              |                                  |
|--------------|----------------------------------|
| Amenities    | Management                       |
| Utilities    | Sewer Available, Water Available |
| Parking      | Attached, Garage                 |
| # of Garages | 2                                |

### **Interior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Ceiling Fan(s), Programmable Thermostat |
| Heating           | Central, Electric                       |
| Cooling           | Central Air, Ceiling Fan(s), Electric   |
| # of Stories      | 1                                       |
| Stories           | One                                     |

### **School Information**

|          |       |
|----------|-------|
| District | Bryan |
|----------|-------|

### **Additional Information**

|                |          |
|----------------|----------|
| Days on Market | 30       |
| HOA Fees       | 200      |
| HOA Fees Freq. | Annually |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Agent  | Douglas French            |
| Listing Office | Stylecraft Brokerage, LLC |

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