

\$355,000 - 1926 Viva Road, Bryan

MLS® #25010805

\$355,000

3 Bedroom, 2.00 Bathroom, 1,895 sqft

Residential on 0.22 Acres

Edgewater, Bryan, TX

Welcome to this stunning, like-new home located in the heart of Bryan, Texas, just minutes from Texas A&M University! Nestled in a beautiful HOA community, this home offers the perfect blend of comfort, convenience, and modern living. Enjoy the many neighborhood amenities and conveniences — from community parks and walking trails to nearby shopping, dining, and entertainment. Inside, you’ll find a bright, open layout featuring modern finishes, spacious bedrooms, and upgraded fixtures throughout. The home has been barely lived in, giving you that “new home” feel without the wait of new construction. Whether you’re looking for a primary residence, a game-day retreat, or an investment property close to A&M, this one checks all the boxes!

Built in 2022

Essential Information

MLS® #	25010805
Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,895
Acres	0.22
Year Built	2022
Type	Residential



Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	1926 Viva Road
Area	B18
Subdivision	Edgewater
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds
Utilities	Electricity Available, High Speed Internet Available, Sewer Available, Water Available
Parking	Attached, Garage
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Programmable Thermostat
Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric, Attic Fan
# of Stories	1
Stories	One

Exterior

Windows	Low-Emissivity Windows
Roof	Composition
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	3
HOA Fees	200
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kristen Serrato
Listing Office	JLA Realty

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