



Edgewater

BRYAN, TX 77807



Sales Center Location:

2000 Jester Trail
Bryan, TX 77807

Community Contact:

Tanner
979-200-4552

Price Range:

\$285,900 - \$419,300

Sq.Ft. Range:

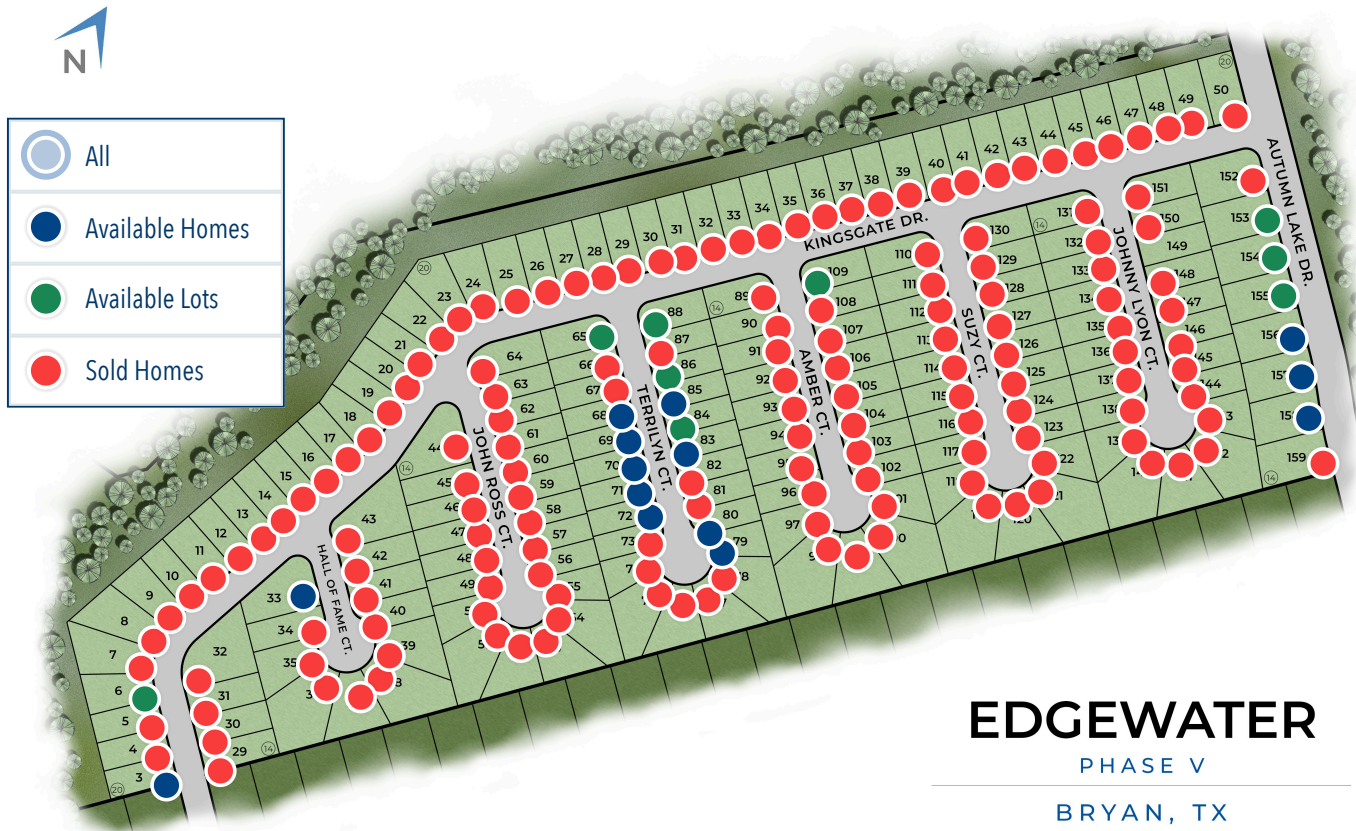
1,354 - 2,598

Welcome to your new home in West Bryan! Perfectly positioned off FM 2818 Harvey Mitchell Parkway and Villa Maria Road, our community offers unparalleled access to historic downtown Bryan and the vibrant energy of College Station—all from one central, inviting location.

Experience the best of both worlds with a range of attractions right at your doorstep. Tee off at TopGolf or take a leisurely stroll along the scenic Lake Walk at Traditions. Family fun continues at the Brazos County Expo, and you can always unwind by enjoying our very own park and pond.

Situated in the heart of Bryan's booming "growth corridor"—home to Traditions Golf Course and Country Club, the Texas A&M Health Science Center, and the dynamic Research Valley Partnership Bio-Corridor—Edgewater is a favorite among young professionals, new families, and empty nesters alike. With easy access to schools, parks, shopping, and more, it's no wonder that our home sites are in high demand.

Begin your next chapter in West Bryan—contact us today to schedule your private tour and discover a lifestyle tailored just for you!



Trees are for artistic purposes and do not fully reflect current conditions and/or developers intentions



MOVE-IN READY



2206 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

~~\$294,900~~ \$285,900

 **1,447 Ft²**  **3 Bed**

 **2 Bath**  **2 Car Garage**

READY EARLY 2026



2209 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

\$290,900

 **1,354 Ft²**  **3 Bed**

 **2 Bath**  **2 Car Garage**

READY EARLY 2026



2215 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

\$290,900

 **1,354 Ft²**  **3 Bed**

 **2 Bath**  **2 Car Garage**

READY EARLY SUMMER 2026



2216 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

\$295,400

 **1,354 Ft²**  **3 Bed**

 **2 Bath**  **2 Car Garage**

READY SPRING 2026



2204 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

\$297,200

 **1,354 Ft²**  **3 Bed**

 **2 Bath**  **2 Car Garage**

READY SPRING 2026



2211 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

\$299,200

 **1,447 Ft²**  **3 Bed**

 **2 Bath**  **2 Car Garage**



READY EARLY 2026



2212 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

\$299,600

 **1,447 Ft²**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

READY EARLY SUMMER 2026



2217 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

\$299,900

 **1,447 Ft²**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

MOVE-IN READY



1394 Kingsgate Drive Bryan, TX

77807 | Single Family

Edgewater Community

~~**\$312,700**~~ **\$300,900**

 **1,517 Ft²**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

READY EARLY SUMMER 2026



2213 Terrilyn Court Bryan, TX 77807

| Single Family

Edgewater Community

\$306,500

 **1,519 Ft²**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

READY EARLY 2026



2220 Amber Court Bryan, TX 77807 |

Single Family

Edgewater Community

\$311,200

 **1,519 Ft²**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

READY EARLY 2026



2209 Hall of Fame Court Bryan, TX

77807 | Single Family

Edgewater Community

\$348,700

 **1,841 Ft²**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**



READY EARLY SUMMER 2026



1903 Viva Road Bryan, TX 77807 |
Single Family

Edgewater Community

\$356,600

 **1,841 Ft²**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

READY EARLY 2026



2203 Autumn Lake Drive Bryan, TX 77807 | Single Family

Edgewater Community

\$358,300

 **1,862 Ft²**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

READY SPRING 2026



2205 Autumn Lake Drive Bryan, TX 77807 | Single Family

Edgewater Community

\$375,500

 **2,043 Ft²**

 **4 Bed**

 **3 Bath**

 **2 Car Garage**

READY EARLY SUMMER 2026



2207 Autumn Lake Drive Bryan, TX 77807 | Single Family

Edgewater Community

\$416,300

 **2,598 Ft²**

 **4 Bed**

 **2.5 Bath**

 **2 Car Garage**

READY EARLY SUMMER 2026



1913 Viva Road Bryan, TX 77807 | Single Family

Edgewater Community

\$419,300

 **2,598 Ft²**

 **4 Bed**

 **2.5 Bath**

 **2 Car Garage**