





### **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!















#### **MOVE-IN READY**



### **READY LATE 2025**



2208 Terrilyn Court Bryan, TX 77807

### 2206 Terrilyn Court Bryan, TX 77807

| Single Family

**Edgewater Community** 

**\$294,900** \$285,900

1,447 Ft<sup>2</sup>

**□** 3 Bed

2 Bath

🖴 2 Car Garage

2215 Amber Court Bryan, TX 77807

Single Family

**Edgewater Community** 

**\$299,600** \$287,900

1,447 Ft<sup>2</sup>

₽ 3 Bed

2 Car Garage

2 Bath

Bed 1,519 Ft<sup>2</sup>

2 Bath

| Single Family

**Edgewater Community** 

**\$298,700** \$288,900

º□ 3 Bed

🖴 2 Car Garage

### **READY EARLY 2026**



2209 Terrilyn Court Bryan, TX 77807

### **READY EARLY 2026**





| Single Family

**Edgewater Community** 

**Edgewater Community** 

1,354 Ft<sup>2</sup>

| Single Family

º□ 3 Bed

2 Bath

\$290,900

🖴 2 Car Garage

\$290,900

**№** 1,354 Ft<sup>2</sup>

**□** 3 Bed

2 Bath

🔁 2 Car Garage

### **READY LATE 2025**



### 2207 Terrilyn Court Bryan, TX 77807

| Single Family

**Edgewater Community** 

**\$299,700** \$290,900

1,519 Ft<sup>2</sup>

º□ 3 Bed

2 Bath







### **READY EARLY SUMMER 2026**



### 2216 Terrilyn Court Bryan, TX 77807

| Single Family

**Edgewater Community** 

\$295,400

1,354 Ft<sup>2</sup>

º□ 3 Bed

🖺 2 Bath

🖴 2 Car Garage

#### **READY SPRING 2026**



### 2204 Terrilyn Court Bryan, TX 77807

| Single Family

**Edgewater Community** 

\$297,200

**△** 1,354 Ft<sup>2</sup>

≌ 3 Bed

2 Bath

🖴 2 Car Garage

### **READY SPRING 2026**



### 2211 Terrilyn Court Bryan, TX 77807

| Single Family

**Edgewater Community** 

\$299,200

1,447 Ft<sup>2</sup>

º□ 3 Bed

2 Bath

2 Car Garage

### **READY EARLY 2026**



### 2212 Terrilyn Court Bryan, TX 77807

| Single Family

**Edgewater Community** 

\$299,600

1,447 Ft<sup>2</sup>

º□ 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 Ft<sup>2</sup>** 

₽ 3 Bed

2 Bath

□ 2 Car Garage

### **READY LATE 2025**



### 1394 Kingsgate Drive Bryan, TX

77807 | Single Family

**Edgewater Community** 

\$312,700 \$300,900

1,517 Ft<sup>2</sup>

º□ 3 Bed

2 Bath









### **READY EARLY SUMMER 2026**



### 2213 Terrilyn Court Bryan, TX 77807

| Single Family

**Edgewater Community** 

\$306,500

▲ 1,519 Ft<sup>2</sup>

º□ 3 Bed

2 Bath

□ 2 Car Garage

### **READY EARLY 2026**



### 2220 Amber Court Bryan, TX 77807

Single Family

**Edgewater Community** 

\$311,200

1,519 Ft<sup>2</sup>

º□ 3 Bed

2 Car Garage

2 Bath

**READY LATE 2025** 



## 1391 Kingsgate Drive Bryan, TX

77807 | Single Family

**Edgewater Community** 

\$313,200

1,517 Ft<sup>2</sup>

º□ 3 Bed

2 Bath

2 Car Garage

### **READY LATE 2025**



### 1392 Kingsgate Drive Bryan, TX

77807 | Single Family

**Edgewater Community** 

**\$325,100** \$315,900

1,662 Ft<sup>2</sup>

º□ 4 Bed

2 Bath

□ 2 Car Garage

### **READY EARLY 2026**



# 1382 Kingsgate Drive Bryan, TX

77807 | Single Family

**Edgewater Community** 

\$325,800

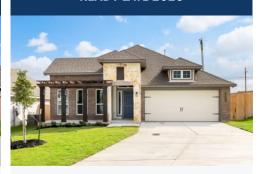
1,620 Ft<sup>2</sup>

º□ 3 Bed

2 Bath

2 Car Garage

### **READY LATE 2025**



### 2209 Hall of Fame Court Bryan, TX

77807 | Single Family

**Edgewater Community** 

\$348,700

1,841 Ft<sup>2</sup>

º□ 3 Bed

2 Bath









### **READY EARLY SUMMER 2026**



### 1903 Viva Road Bryan, TX 77807 |

Single Family

**Edgewater Community** 

\$356,600

▲ 1,841 Ft<sup>2</sup>

º□ 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 Ft<sup>2</sup>

₽ 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 Ft<sup>2</sup>

₽₽ 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 Ft<sup>2</sup>

º□ 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 Ft<sup>2</sup>

P☐ 4 Bed

2.5 Bath



