



# Edgewater

 BRYAN, TX 77807**Sales Center Location:**

2000 Jester Trail  
Bryan, TX 77807

**Community Contact:**

Tanner  
979-200-4552

**Price Range:**

\$279,900 - \$417,900

**Sq.Ft. Range:**

1,349 - 2,587

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.

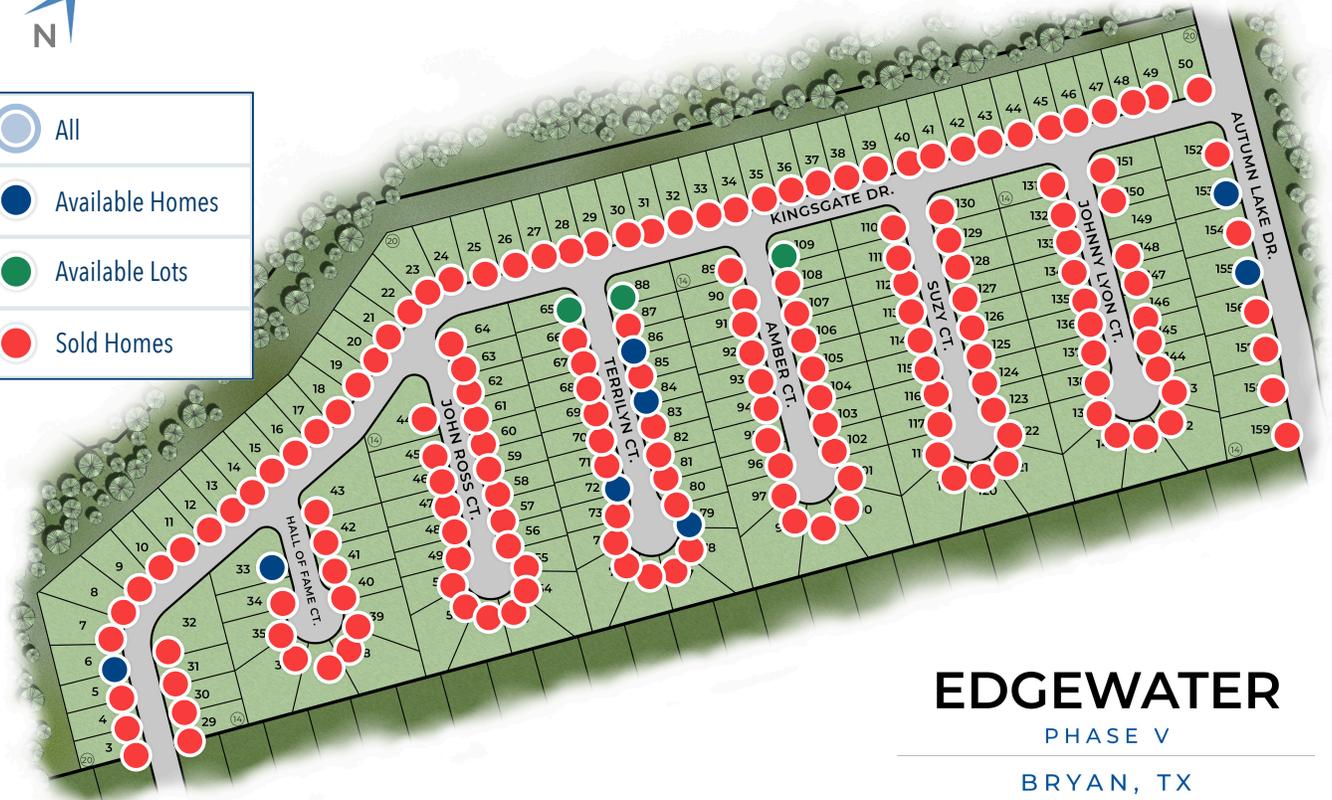
Experience the best of both worlds with a range of attractions right at your doorstep. Tee off at TopGolf or take a leisurely stroll along the scenic Lake Walk at Traditions. Family fun continues at the Brazos County Expo, and you can always unwind by enjoying our very own park and pond.

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!



	All
	Available Homes
	Available Lots
	Sold Homes



## EDGEWATER

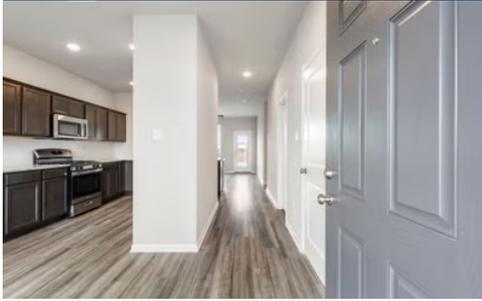
PHASE V

BRYAN, TX

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



**READY EARLY 2026**



**2209 Terrilyn Court Bryan, TX 77807**

| Single Family

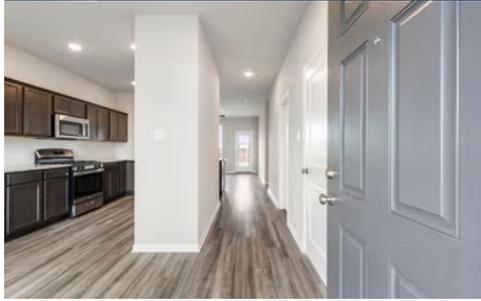
Edgewater Community

~~\$290,900~~ \$279,900

 **1,349 Ft<sup>2</sup>**  **3 Bed**

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

**READY SPRING 2026**



**2204 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

~~\$297,900~~ \$287,900

 **1,349 Ft<sup>2</sup>**  **3 Bed**

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

**READY FALL 2026**



**2218 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$294,900**

 **1,442 Ft<sup>2</sup>**  **3 Bed**

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

**MOVE-IN READY**



**2220 Amber Court Bryan, TX 77807 |**

Single Family

Edgewater Community

~~\$311,900~~ \$302,900

 **1,509 Ft<sup>2</sup>**  **3 Bed**

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

**READY LATE SUMMER 2026**



**2214 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$307,900**

 **1,509 Ft<sup>2</sup>**  **3 Bed**

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

**READY FALL 2026**



**2209 Autumn Lake Drive Bryan, TX**

**77807 | Single Family**

Edgewater Community

**\$324,900**

 **1,613 Ft<sup>2</sup>**  **3 Bed**

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



**READY FALL 2026**



**1388 Kingsgate Drive Bryan, TX 77807** | Single Family

Edgewater Community

**\$327,900**

**1,613 Ft<sup>2</sup>**    **3 Bed**  
**2 Bath**       **2 Car Garage**

**READY LATE SUMMER 2026**



**2213 Autumn Lake Drive Bryan, TX 77807** | Single Family

Edgewater Community

**\$339,900**

**1,654 Ft<sup>2</sup>**    **4 Bed**  
**2 Bath**       **2 Car Garage**

**MOVE-IN READY**



**2209 Hall of Fame Court Bryan, TX 77807** | Single Family

Edgewater Community

~~**\$348,900**~~ **\$344,900**

**1,855 Ft<sup>2</sup>**    **3 Bed**  
**2 Bath**       **2 Car Garage**

**READY EARLY SUMMER 2026**



**1903 Viva Road Bryan, TX 77807** | Single Family

Edgewater Community

~~**\$355,900**~~ **\$351,900**

**1,855 Ft<sup>2</sup>**    **3 Bed**  
**2 Bath**       **2 Car Garage**

**READY LATE SUMMER 2026**



**1907 Viva Road Bryan, TX 77807** | Single Family

Edgewater Community

**\$417,900**

**2,587 Ft<sup>2</sup>**    **4 Bed**  
**3.5 Bath**     **2 Car Garage**