



# Edgewater

BRYAN, TX 77807



## Sales Center Location:

2000 Jester Trail  
Bryan, TX 77807

## Community Contact:

Tanner  
979-200-4552

## Price Range:

\$284,900 - \$392,400

## Sq.Ft. Range:

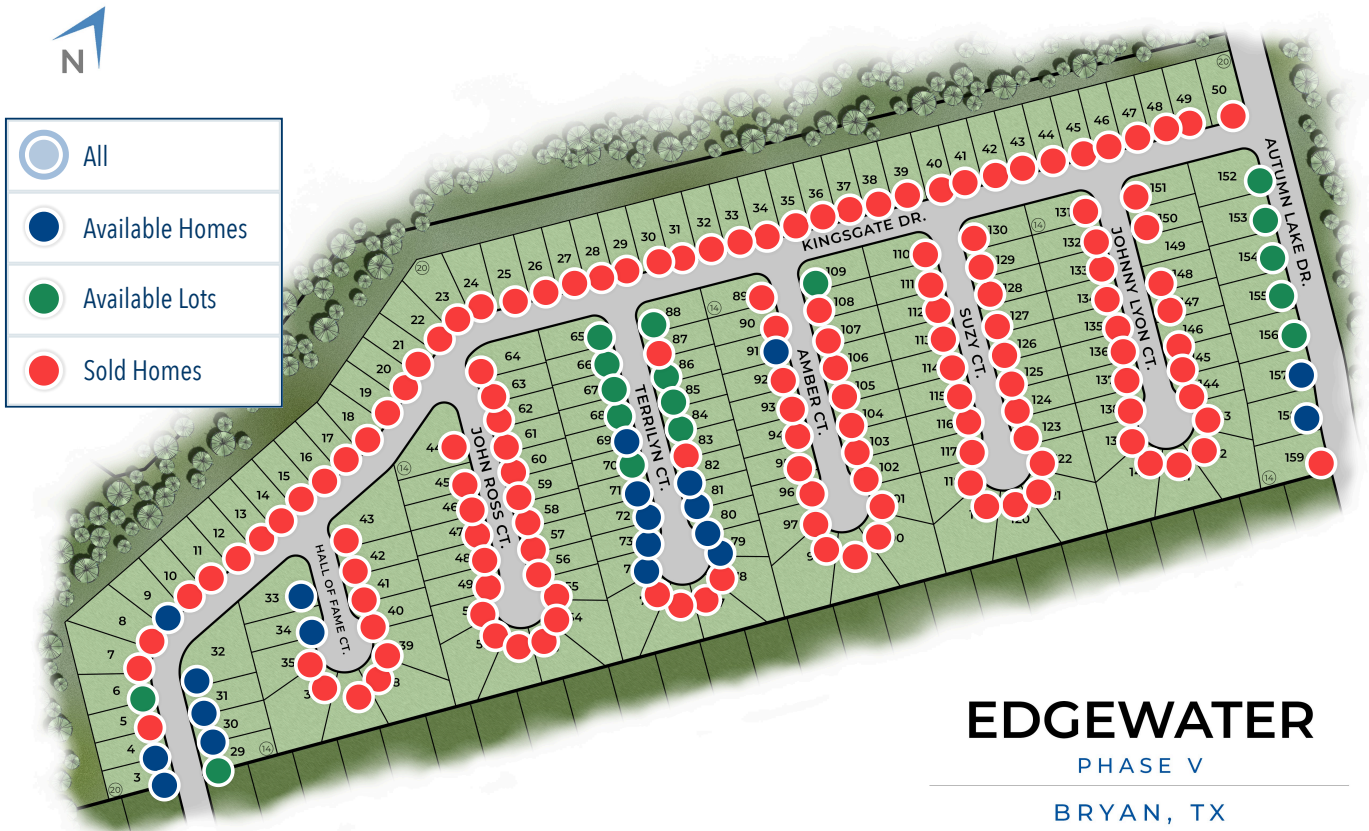
1,354 - 2,598

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



## READY EARLY 2026



**2215 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$289,900**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## READY FALL 2026




**2209 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$289,900**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## READY FALL 2025



**2206 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$294,900**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## READY SPRING 2026



**2204 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$296,200**

 **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

**\$298,200**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## READY LATE 2025



**2205 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$298,600**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**





## READY LATE 2025



**2208 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$298,700**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## MOVE-IN READY



**2215 Amber Court Bryan, TX 77807 |**

Single Family

Edgewater Community

**\$299,600**

 **1,447 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**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## READY LATE 2025



**2210 Terrilyn Court Bryan, TX 77807**

| Single Family

Edgewater Community

**\$301,100**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## READY EARLY 2026



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

Single Family

Edgewater Community

**\$310,200**

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

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## READY LATE 2025



**1391 Kingsgate Drive Bryan, TX**

**77807 | Single Family**

Edgewater Community

**\$312,200**

 **1,517 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**

 **1,517 Ft<sup>2</sup>**     **3 Bed**  
 **2 Bath**     **2 Car Garage**

## READY FALL 2025



**1389 Kingsgate Drive Bryan, TX  
77807** | Single Family

Edgewater Community

**\$313,300**

 **1,620 Ft<sup>2</sup>**     **3 Bed**  
 **2 Bath**     **2 Car Garage**

## READY FALL 2025



**2207 Hall of Fame Court Bryan, TX  
77807** | Single Family

Edgewater Community

**\$321,200**

 **1,662 Ft<sup>2</sup>**     **4 Bed**  
 **2 Bath**     **2 Car Garage**

## READY EARLY 2026



**1382 Kingsgate Drive Bryan, TX  
77807** | Single Family

Edgewater Community

**\$324,800**

 **1,620 Ft<sup>2</sup>**     **3 Bed**  
 **2 Bath**     **2 Car Garage**

## READY FALL 2025



**1392 Kingsgate Drive Bryan, TX  
77807** | Single Family

Edgewater Community

**\$325,100**

 **1,662 Ft<sup>2</sup>**     **4 Bed**  
 **2 Bath**     **2 Car Garage**

## READY LATE 2025



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

Edgewater Community

**\$347,700**

 **1,841 Ft<sup>2</sup>**     **3 Bed**  
 **2 Bath**     **2 Car Garage**



## READY SPRING 2026



**1909 Viva Road Bryan, TX 77807 |**  
Single Family

Edgewater Community

**\$355,200**

 **1,862 Ft<sup>2</sup>**

 **4 Bed**

 **2 Bath**

 **2 Car Garage**

## READY EARLY 2026



**2203 Autumn Lake Drive Bryan, TX 77807 |** Single Family

Edgewater Community

**\$357,300**

 **1,862 Ft<sup>2</sup>**

 **3 Bed**

 **2 Bath**

 **2 Car Garage**

## READY FALL 2025



**1387 Kingsgate Drive Bryan, TX 77807 |** Single Family

Edgewater Community

**\$363,800**

 **2,043 Ft<sup>2</sup>**

 **4 Bed**

 **3 Bath**

 **2 Car Garage**

## READY SPRING 2026



**2205 Autumn Lake Drive Bryan, TX 77807 |** Single Family

Edgewater Community

**\$374,500**

 **2,043 Ft<sup>2</sup>**

 **4 Bed**

 **3 Bath**

 **2 Car Garage**