



**\$284,900**

## 2206 AMBER BRYAN TX 77807

<https://samanthakimbrell.com>

Upon entering this exceptional floor plan, you're immediately greeted with [...]

- 3 beds
- 2 baths
- Residential
- Single Family
- Active
- 1447 sq ft

### Basics

**Date added:** Added 1 year ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Floors:** 1 floor

**Lot size, sq ft:** 5634, 0.13 sq ft

**Property Condition:** UnderConstruction

**County:** Brazos

**Category:** Single Family

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 9

**Area, sq ft:** 1447 sq ft

**Year built:** 2024

**Subdivision Name:** Edgewater

**MLS ID:** 24013897



## Building Details

<b>Water Source:</b> Public	<b>Architectural Style:</b> Traditional
<b>Sewer:</b> PublicSewer	<b>Construction Materials:</b> Brick,HardiplankType,Stone
<b>Covered Spaces:</b> 2	<b>Foundation Details:</b> Slab
<b>Garage Spaces:</b> 2	<b>Levels:</b> One
<b>Builder Name:</b> Stylecraft	<b>Floor covering:</b> Carpet, Tile, Vinyl

## Amenities & Features

<b>Parking Features:</b> Attached,Garage	<b>Accessibility Features:</b> None
<b>Roof:</b> Composition,Shingle	<b>Association Amenities:</b> MaintenanceGrounds
<b>Utilities:</b> SewerAvailable,WaterAvailable	<b>Cooling:</b> CentralAir, Electric
<b>Heating:</b> Central, Electric	<b>Interior Features:</b> GraniteCounters, ProgrammableThermostat

## Nearby Schools

<b>Elementary School District:</b> Bryan	<b>High School District:</b> Bryan
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## Expenses, Fees & Taxes

<b>Association Fee:</b> \$200
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## Miscellaneous

<b>Association Fee Frequency:</b> Annually	<b>List Office Name:</b> Stylecraft Brokerage, LLC
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