

# \$359,990 - 2911 Wagoner Ranch Road, Anna

MLS® #20648759

**\$359,990**

4 Bedroom, 2.10 Bathroom, 2,046 sqft  
Residential on 0.14 Acres

Churchill, Anna, TX

MLS# 20648759 - Built by HistoryMaker Homes - Ready Now! ~ SPECIAL PROMOTION 4.99% INTEREST RATE WITH CLOSING COSTS PAID!!! actual photos of the home - This stunning single-story home features an open-concept design with four spacious bedrooms and 2.5 baths. The beautiful kitchen boasts light cabinets, white quartz countertops, a stylish subway tile backsplash. The primary suite includes a garden tub and separate shower, dual sinks, and an enormous walk-in closet. Outside, a large covered patio offers the perfect setting for indoor-outdoor living. Located in Anna but part of the A rated Van Alstyne ISD!



Built in 2024

## Essential Information

|                           |           |
|---------------------------|-----------|
| Days on Market            | 497       |
| Cumulative Days on Market | 273       |
| HOA                       | Mandatory |
| HOA Fees                  | \$650     |
| HOA Fees Frequency        | Annually  |
| MLS® #                    | 20648759  |
| Price                     | \$359,990 |
| Bedrooms                  | 4         |
| Bathrooms                 | 2.10      |
| Full Baths                | 2         |
| Half Baths                | 1         |
| Square Footage            | 2,046     |

|            |                         |
|------------|-------------------------|
| Acres      | 0.14                    |
| Year Built | 2024                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Traditional             |
| Status     | Closed                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2911 Wagoner Ranch Road |
| Subdivision | Churchill               |
| City        | Anna                    |
| County      | Collin                  |
| State       | TX                      |
| Zip Code    | 75409-                  |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Green Features | Construction, Windows                                                                      |
| Utilities      | Curbs, MUD Sewer, MUD Water, Sidewalk, Underground Utilities                               |
| Features       | Club House, Community Pool, Jogging Path/Bike Path, Playground, Sidewalks, Tennis Court(s) |
| # of Garages   | 2                                                                                          |
| Garages        | 2-Car Single Doors, Garage Faces Front, Side By Side                                       |

### Interior

|                    |                                                                                                            |
|--------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features  | Granite Counters, High Speed Internet Available, Pantry, Walk-In Closet(s), Kitchen Island, Open Floorplan |
| Kitchen            | Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type                                              |
| Bedroom / Bathroom | Dual Sinks, Garden Tub, Separate Shower, Walk-in Closet(s)                                                 |
| Specialty Rooms    | Bedroom, Breakfast Room                                                                                    |
| Floors             | Carpet, Tile, Vinyl                                                                                        |
| Heating            | Central, Electric                                                                                          |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Covered Patio/Porch, Rain Gutters, Lighting |
| Lot Description   | Landscaped, Interior Lot, Sprinkler System  |
| Roof              | Composition                                 |
| Construction      | Brick                                       |
| Foundation        | Slab                                        |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Agent  | Ben Caballero      |
| Listing Office | Historymaker Homes |

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