

\$399,990 - 2517 Rivers West Road, Anna

MLS® #20790420

\$399,990

4 Bedroom, 3.00 Bathroom, 2,217 sqft

Residential on 0.13 Acres

Churchill, Anna, TX

Superb Single-Story Brightland Home, the Oleander Floor Plan features 2,217 sq ft of living space. Gorgeous curb appeal & pristine interiors welcome you home to a wide open floor plan providing ample space for everyday living & entertaining. The entryway with upgraded wood floors create a dramatic first impression with an expansive view that opens up through to the great room. The full-function island and chef-ready layout with custom cabinets and stainless steel appliances help make this streamlined kitchen delightful. You'll love the oversized owner's suite & private bath with a double vanity, soaking tub & huge walk-in closet. Three additional bedrooms and a study are housed in their own sections making them perfect for kids or guests. Churchill is set to feature an array of amenities for the whole family, including a proposed on-site elementary school, a picturesque lake, scenic walking trails, and a state-of-the-art amenity center boasting a sparkling swimming pool and inviting cabana, ideal for relaxing weekends and vibrant community gatherings. Living in Churchill means having the best of both worlds. You can enjoy the tranquility of small-town living while within reach of urban amenities. Take advantage of various local attractions, including Forrest Moore Park and Slayter Creek Park, where outdoor enthusiasts can indulge in recreational activities such as disc golf, basketball, and tennis. The Central Social District provides a vibrant hub for gathering that features a stage, farmer's



market, and splash pad, fostering a sense of community and connection among neighbors. Churchill's prime location places it within close proximity to Anna and McKinney, offering residents the convenience of nearby urban amenities.

Built in 2024

Essential Information

Days on Market	292
Cumulative Days on Market	162
HOA	Mandatory
HOA Fees	\$650
HOA Fees Frequency	Annually
MLS® #	20790420
Price	\$399,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,217
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Community Information

Address	2517 Rivers West Road
Subdivision	Churchill
City	Anna
County	Collin
State	TX
Zip Code	75409-

Amenities

Green Features	Appliances, HVAC, Insulation, Low Flow Commode, Rain / Freeze Sensors, Thermostat, Waterheater, Windows
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Utilities	City Sewer, City Water, Concrete, Curbs, Community Mailbox, Individual Gas Meter, Individual Water Meter, Sidewalk
Features	Community Pool, Jogging Path/Bike Path, Lake
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, 2-Car Single Doors, Concrete, Garage Faces Front, Inside Entrance, Kitchen Level, Lighted

Interior

Interior Features	Decorative Lighting, Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Bedroom / Bathroom	Dual Sinks, Garden Tub, Separate Shower, Walk-in Closet(s)
Specialty Rooms	Bedroom, Breakfast Room, Office
Floors	Carpet, Ceramic Tile, Wood
Heating	Central, Electric

Exterior

Exterior Features	Covered Patio/Porch, Rain Gutters, Private Yard, Lighting
Lot Description	Landscaped, Sprinkler System, Interior Lot, Lrg. Backyard Grass
Roof	Composition
Construction	Brick, Rock/Stone, Fiber Cement, Wood
Foundation	Slab

Listing Details

Listing Agent	April Maki
Listing Office	Brightland Homes Brokerage, LLC

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Listing information last updated on November 1st, 2025 at 9:03pm CDT