

# \$361,990 - 2512 Yo Ranch Road, Anna

MLS® #20902200

**\$361,990**

4 Bedroom, 2.10 Bathroom, 2,176 sqft  
Residential on 0.11 Acres

Churchill 40S, Anna, TX

MLS# 20902200 - Built by HistoryMaker  
Homes - Ready Now! ~ SPECIAL  
PROMOTION: 5.49% FIXED INTEREST  
RATE WITH CLOSING COSTS PAID !!!

Property in the Anna Churchill subdivision, part  
of the A rated Van Alstyne ISD. This  
single-family residence, 2176 sq ft layout with  
4 bedrooms and 3 bathrooms, including 2 full  
and 1 half bath, and a study. Please note,  
construction is currently incomplete. Onsite  
amenities include a 2 pools, pickleball courts,  
a playground, and walking trails. Perfect for  
enjoying the beauty surrounding the  
community! Don't miss this opportunity to  
secure your dream home in one of the most  
sought-after districts!



Built in 2025

## Essential Information

|                           |           |
|---------------------------|-----------|
| Days on Market            | 200       |
| Cumulative Days on Market | 37        |
| HOA                       | Mandatory |
| HOA Fees                  | \$650     |
| HOA Fees Frequency        | Annually  |
| MLS® #                    | 20902200  |
| Price                     | \$361,990 |
| Bedrooms                  | 4         |
| Bathrooms                 | 2.10      |
| Full Baths                | 2         |
| Half Baths                | 1         |

|                |                         |
|----------------|-------------------------|
| Square Footage | 2,176                   |
| Acres          | 0.11                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2512 Yo Ranch Road |
| Subdivision | Churchill 40S      |
| City        | Anna               |
| County      | Collin             |
| State       | TX                 |
| Zip Code    | 75409-             |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Green Features | 12 inch+ Attic Insulation, Appliances, HVAC, Insulation, Rain / Freeze Sensors, Thermostat, Waterheater, Windows, Construction, Lighting |
| Utilities      | MUD Sewer, MUD Water, Sidewalk, Underground Utilities                                                                                    |
| Features       | Club House, Community Pool, Greenbelt, Jogging Path/Bike Path, Playground, Sidewalks, Tennis Court(s)                                    |
| # of Garages   | 2                                                                                                                                        |
| Garages        | Garage Door Opener, Garage Faces Front, 2-Car Single Doors                                                                               |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cable TV Available, Decorative Lighting, Eat-in Kitchen, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Smart Home System, Wired for Data |
| Kitchen           | Built-in Cabinets, Eat-in Kitchen, Kitchen Island, Natural Stone/Granite Type, Pantry                                                                             |
| Specialty Rooms   | Bedroom                                                                                                                                                           |
| Floors            | Carpet, Ceramic Tile, Luxury Vinyl Plank                                                                                                                          |
| Heating           | Central, Electric, Heat Pump                                                                                                                                      |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Rain Gutters, Lighting                  |
| Lot Description   | Landscaped, Sprinkler System, Greenbelt |
| Roof              | Composition, Shingle                    |
| Construction      | Brick, Fiber Cement                     |

Foundation                      Slab

**Listing Details**

Listing Agent                      Ben Caballero  
Listing Office                      Historymaker Homes

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.  
Listing information last updated on October 29th, 2025 at 5:30am CDT