

\$515,000 - 1117 Birdsong Trail, Anna

MLS® #20991562

\$515,000

4 Bedroom, 3.00 Bathroom, 2,343 sqft

Residential on 0.14 Acres

West Crossing Ph 10, Anna, TX

Immaculate home in a beautiful neighborhood with so many amenities! The community has parks, splash pad, large pool, work out facility, and amenity center for events and gatherings. The home sits in the back of the neighborhood and faces a large open greenbelt with trails and frisbee golf. Curb appeal galore with the amazing landscaping and perfect covered porch to sit out and enjoy your morning coffee.

Walking into the home you are welcomed by the light and bright openness of this perfect floorplan. To the right you will find a dining area that could also be used for so many other options as a playroom or office. As you continue in, take in the sleek kitchen with large island, tons of cabinets, gorgeous quartz countertops, and large pantry. The kitchen is open to the great sized living area and surrounded by so many large windows that welcome tons of natural light. The master is tucked in the back of the home with a seating area and en suite bath with separate tub and shower, dual vanities, and large walk in closet.

Upstairs is the loft area that can easily be used as a second living area or play room for the kiddos. The built in desks upstairs off the loft provide a perfect workspace! All of the secondary bedrooms are large and have ample space in the closets. The back yard has a covered patio, gas connection for a grill, and enormous space that could lend itself easily to putting in a pool, having a great spot for a playset, pets, or gardening. A few of the upgrades the sellers have added are



decorative lighting, extension of privacy fence with additional slab, and picture worthy landscaping. You will want to check this one out!!

Built in 2023

Essential Information

MLS® #	20991562
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,343
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1117 Birdsong Trail
Subdivision	West Crossing Ph 10
City	Anna
County	Collin
State	TX
Zip Code	75409

Amenities

Utilities	City Sewer, City Water, Co-op Electric
Features	Club House, Community Pool, Fitness Center, Jogging Path/Bike Path, Park
# of Garages	2
Garages	Driveway, Garage

Interior

Interior Features	Cable TV Available, Decorative Lighting, High Speed Internet Available, Kitchen Island, Loft, Open Floorplan, Smart Home System, Walk-In Closet(s)
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Heating	Central, Natural Gas
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Exterior

Exterior Features	Covered Porch(es), Rain Gutters
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Anna ISD
Elementary	Joe K Bryant
Middle	Anna
High	Anna

Listing Details

Listing Agent	Cortney Cowden
Listing Office	RE/MAX Landmark Rose

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