

Lilybrooke at Legacy Hills

Community Information

Schools

Celina ISD
celinaisd.com
(469) 742-9100

Martin Elementary School (1st–5th)
2905 N Louisiana Drive, Celina, TX 75009
(469) 742-9107

Moore Middle School (6th–8th)
300 E G.A. Moore Parkway, Celina, TX 75009
(469) 742-9101

Celina High School (9th–12th)
3455 N Preston Road, Celina, TX 75009
(469) 742-9102

Colleges/Universities

Collin College - Celina Campus	(10.1 miles)
University of North Texas at Frisco	(16.2 miles)
Texas Woman's University	(25.7 miles)

Utilities

CoServ (Electricity)	(940) 321-7800
Atmos (Gas)	(972) 360-4418
City of Celina (Water/Sewer)	(972) 382-3345
City of Celina (Trash/Recycling)	(469) 452-8000

Taxes

Estimated Taxes 2.065%

**The property owner is responsible for an additional annual Public Improvement District (PID) and Municipal Management District (MMD) payment.*

Homeowners Association

Essex Association Management \$642/year*
www.legacyhillstxhoa.com www.essexhoa.com
(972) 428-2030

**This includes master HOA dues as well as a Lilybrooke specific assessment. Dues will increase over the life of the community.*

***Lagoon Maintenance Fee: \$40/month (will not be charged until the lagoon is complete).*

Shopping & Dining

- Celina Town Square is about 6.5 miles away with a plethora of unique shopping and dining opportunities including Summer Moon Coffee, Tender Smokehouse, and Papa Gallo's Mexican Grill.
- The Gates of Prosper is less than 14 miles from home and includes retailers and restaurants such as DSW, Dick's Sporting Goods, Gloria's Latin Cuisine, James Avery, Kirklands, Sephora, First Watch, and more.
- Heyday (6.3 miles)
- Brookshire's (8.6 miles)
- (Future) H-E-B (9.5 miles)
- Square Cloud Winery (10.3 miles)
- Eden Hill Winery and Vineyard (10.4 miles)
- Kroger Marketplace (11.6 miles)
- Shops at Prosper Trail (11.7 miles)

Parks & Recreation

- 1876 Country Club (3.7 miles)
- Old Celina Park (6.1 miles)
- Frontier Park (10.2 miles)
- Pecan Creek Strawberry Farm (10.9 miles)
- Omni PGA Frisco Resort (14.3 miles)

Local Services & Public Facilities

Celina Public Library	(469) 382-8655
Voter Registration	(972) 382-2682
Driver's License	(469) 362-5800
Vehicle Registration	(469) 547-5014
Celina Police Department	(972) 382-2121
Celina Fire Department	(972) 382-2653
Animal Hospital of Celina	(972) 382-4433

Airports

Dallas Love Field	(41.9 miles)
DFW International Airport	(47.4 miles)

972-454-9980 • 2704 Fork Way, Celina, TX 75009

Subject to change without notice. Edited on 12/12/24.

M/I builds quality homes in Houston, Austin, San Antonio and Dallas/Fort Worth in Texas; Chicago, Illinois, Columbus and Cincinnati, Ohio; Indianapolis, Indiana; Detroit, Michigan; Minneapolis/St. Paul, Minnesota; Tampa, Sarasota and Orlando, Florida; Charlotte and Raleigh, North Carolina. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details.



M/I HOMES

Welcome to Better