

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

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.*

Monthly Estimate of Combined PID/MMD Assessments:

40' Homesites: \$272/month

50' Homesites: \$340/month

60' Homesites: \$408/month

Homeowners Association

Essex Association Management (972) 428-2030

HOA: \$900/year* (billed semi-annually; \$450 due Jan. 1st and July 1st)

POA: \$230/year (due Jan. 1st)

www.legacyhillstxhoa.com

www.essexhoa.com

**Dues will increase over the life of the community.*

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 7/9/25.

M/I Homes builds quality homes in Austin, TX; Charlotte, NC; Chicago, IL; Cincinnati, OH; Columbus, OH; Dallas/Fort Worth, TX; Detroit, MI; Ft. Myers/Naples, FL; Houston, TX; Indianapolis, IN; Minneapolis/St. Paul, MN; Nashville, TN; Orlando, FL; Raleigh, NC; San Antonio, TX; Sarasota, FL; and Tampa, FL. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details.



M/I HOMES

Welcome to Better