



MOSAIC

CELINA, TEXAS

Available Homes
GUIDE



WELCOME TO MOSAIC

Mosaic is the newest master-planned community by Tellus Group LLC, the developer of Windsong Ranch, the most award-winning master-planned community in North Texas.

Mosaic is one of the most highly anticipated new home communities coming soon to Celina, Texas. The new 760-acre single-family residential community lies just north of Windsong Ranch and will feature a more natural atmosphere with a thoughtful network of large open spaces winding through the community to help create a focus on the sustainable landscape along with contemporary architectural styling, a signature of a Tellus Group community.

At Mosaic, the art of living well means connecting with nature, enjoying splendid amenities, and turning even the smallest moments into lasting memories – you’re no longer simply living, you’re creating a masterpiece. Mosaic will feature an extensive list of unique and entertaining events the whole family will enjoy.

Mosaic will also feature a beautiful major amenity area complete with a lazy river and pool complex, a lake with fishing piers, numerous indoor and outdoor social gathering areas, a unique creative play structure, a fitness center and miles of hike and bike trails with every homesite in the community within a five-minute walk to a greenway or park.

Mosaic is located immediately North of Windsong Ranch and one mile down Frontier Parkway from the Dallas North Tollway. The community is approximately nine miles to the south and west of downtown Celina, TX.

Mosaic Amenities:

- Greenway Connections – Every home is within a 5-minute walk to a greenway or park
- Numerous high-quality trails and resting areas incorporated into the natural environment
- 100+ acres of open spaces and parks
- Fishing lakes with piers
- Bike trails
- Two amenity centers will feature pools, lazy river, event lawns, fitness facilities, outdoor grilling areas, and outdoor lounging/gathering areas
- Kids creative play area and adventure structures
- Sand volleyball court
- Neighborhood firepit(s)
- Dog Park

AMERICAN LEGEND HOMES

American Legend Homes is a family and employee-owned, award-winning organization focused on thoughtful designs, quality craftsmanship and superior customer service. Since 2003 we've built thousands of homes in North Texas and are proud to have expanded into Colorado in 2018.

"Built for the way you live" isn't just a tagline; it's an operating mantra that defines who we are and our commitment to provide the absolute best customer experience throughout the homebuilding process.

From construction and sales to their design gallery and home office team, every member of the American Legend family understands the critical role they play in building trust and developing long term relationships with each homeowner.

We take an immense amount of pride in making dream homes a reality, and would be honored to partner with you on that journey.

MODEL HOMES:

40' – 4800 Triadic Lane

50' – 4801 Triadic Lane

60' – 4805 Triadic Lane (*Coming Soon*)

HOURS:

Mon-Sat: 10am - 6pm

Sunday: 12pm - 6pm

SALES COUNSELORS:

Kim Linder

klinder@alhtd.com

Melissa Hopkins

mhopkins@alhtd.com

PHONE:

(972) 347-5400



3910 Stars Street

Available May 2024

4 Bed | 3.5 Bath | 2 Story

\$769,245 | 3,155 Sq. Ft.



3917 Stars Street

Available May 2024

4 Bed | 3.5 Bath | 2 Story

\$789,705 | 3,102 Sq. Ft.



3918 Stars Street

Available May 2024

4 Bed | 3.5 Bath | 2 Story

\$782,508 | 3,259 Sq. Ft.

**4814 Impression Lane***Available May 2024***5 Bed | 4 Bath | 2 Story**
\$886,730 | 3,466 Sq. Ft.**4809 Cordwood Drive***Available June 2024***4 Bed | 3.5 Bath | 1 Story**
\$872,980 | 2,988 Sq. Ft.**4812 Cordwood Drive***Available June 2024***4 Bed | 4.5 Bath | 2 Story**
\$1,024,650 | 3,872 Sq. Ft.**4820 Triadic Lane***Available June 2024***4 Bed | 3.5 Bath | 2 Story**
\$785,340 | 3,259 Sq. Ft.**3800 Wild Tulip Drive***Available July 2024***4 Bed | 3.5 Bath | 2 Story**
\$838,265 | 3,203 Sq. Ft.**4805 Cordwood Drive***Available July 2024***5 Bed | 5.5 Bath | 2 Story**
\$1,099,200 | 4,302 Sq. Ft.**3914 Stars Street***Available July 2024***5 Bed | 4 Bath | 2 Story**
\$788,485 | 3,096 Sq. Ft.**3925 Linear Drive***Available July 2024***5 Bed | 4.5 Bath | 2 Story**
\$910,465 | 3,956 Sq. Ft.**3929 Linear Drive***Available July 2024***5 Bed | 4.5 Bath | 2 Story**
\$872,305 | 3,466 Sq. Ft.



3933 Linear Drive

Available July 2024

5 Bed | 4.5 Bath | 2 Story

\$912,155 | 3,814 Sq. Ft.



4900 Mitre Mews

Available July 2024

4 Bed | 3.5 Bath | 2 Story

\$789,280 | 3,102 Sq. Ft.



4904 Mitre Mews

Available July 2024

4 Bed | 3.5 Bath | 2 Story

\$762,495 | 3,259 Sq. Ft.



4908 Mitre Mews

Available July 2024

4 Bed | 3.5 Bath | 2 Story

\$763,305 | 3,288 Sq. Ft.



4816 Cordwood Drive

Available July 2024

4 Bed | 4.5 Bath | 2 Story

\$1,056,150 | 4,323 Sq. Ft.



4818 Impression Lane

Available July 2024

4 Bed | 4 Bath | 2 Story

\$905,660 | 3,643 Sq. Ft.



4709 Impression Lane

Available August 2024

5 Bed | 4.5 Bath | 2 Story

\$908,985 | 4,098 Sq. Ft.

HIGHLAND HOMES

Day in and day out, our mission is constant—to provide the best home buying experience possible. Our commitment to our buyers starts long before they walk into a sales office. It begins with identifying, vetting and choosing the best locations. Then, we create the most livable, beautiful, and timeless designs. During the sales process, we make sure you're choosing a plan that will serve you long-term, and during the building process, we're there every step of the way.

Our commitment to you doesn't end when the closing papers are signed—our in-house warranty department keeps you loving your Highland Home for years to come. Our commitment to quality and customer satisfaction has earned Highland many industry awards and accolades over the years, including multiple People's Choice Builder of the Year awards. More importantly, any of our thousands of happy homeowners will assure you that Highland Homes is a builder you can trust. If you want to experience the difference between a "house" and a "home," Highland will exceed your expectations.

MODEL HOMES:

40' – 4804 Triadic Lane

50' – 3957 Linear Drive

60' – 4100 Linear Drive (*Coming Soon*)

70' – 3940 Sunrise Lane (*Coming Soon*)

HOURS:

Mon-Sat: 10am - 6pm

Sunday: 12pm - 6pm

SALES COUNSELORS:

Jessica Butler (*40' Lots*)

Jessica.Butler@highlandhomes.com

Margaret Anne Decker (*50' Lots*)

MargaretAnne.Decker@highlandhomes.com

Tim Stephenson (*60' Lots*)

Tim.Stephenson@highlandhomes.com

Bryn Lackey (*70' Lots*)

Bryn.Lackey@highlandhomes.com

PHONE:

(972) 992-7516



3920 Composition Drive

Available July 2024

3 Bed | 2 Bath | 1 Story

\$629,234 | 1,604 Sq. Ft.



3800 Stars Street

Available July 2024

3 Bed | 2 Bath | 1 Story

\$575,000 | 1,604 Sq. Ft.



3933 Composition Drive

Available July 2024

3 Bed | 2.5 Bath | 2 Story

\$702,517 | 2,273 Sq. Ft.



3808 Stars Street

Available July 2024

4 Bed | 3 Bath | 2 Story
\$675,000 | 2,454 Sq. Ft.



3704 Composition Drive

Available July 2024

5 Bed | 5.5 Bath | 2 Story
\$947,985 | 3,711 Sq. Ft.



3921 Linear Drive

Available July 2024

4 Bed | 4.5 Bath | 2 Story
\$899,632 | 3,457 Sq. Ft.



3824 Stars Street

Available July 2024

5 Bed | 3 Bath | 2 Story
\$690,000 | 2,513 Sq. Ft.



4802 Impression Lane

Available August 2024

4 Bed | 4.5 Bath | 2 Story
\$789,705 | 3,497 Sq. Ft.



4805 Impression Lane

Available August 2024

5 Bed | 4.5 Bath | 2 Story
\$907,223 | 3,089 Sq. Ft.



4801 Impression Lane

Available August 2024

3 Bed | 2.5 Bath | 1 Story
\$810,734 | 2,376 Sq. Ft.



3800 Composition Drive

Available August 2024

5 Bed | 5.5 Bath | 2 Story
Call for Pricing | 3,748 Sq. Ft.



4810 Impression Lane

Available August 2024

5 Bed | 5.5 Bath | 2 Story
\$926,090 | 3,510 Sq. Ft.



4745 Impression Lane

Available August 2024

5 Bed | 5.5 Bath | 2 Story

Call for Pricing | 3,823 Sq. Ft.



4730 Cordwood Drive

Available August 2024

4 Bed | 4.5 Bath | 1 Story

\$950,480 | 2,945 Sq. Ft.



4108 Sunrise Lane

Available August 2024

5 Bed | 5.5 Bath | 2 Story

\$1,234,890 | 4,354 Sq. Ft.



4009 Linear Drive

Available August 2024

4 Bed | 4.5 Bath | 1 Story

Call for Pricing | 3,700 Sq. Ft.



4400 Meander Way

Available August 2024

4 Bed | 4.5 Bath | 1 Story

\$1,147,240 | 3,700 Sq. Ft.



4829 Strada Street

Available September 2024

4 Bed | 4.5 Bath | 1 Story

\$949,052 | 3,050 Sq. Ft.



3917 Linear Drive

Available September 2024

5 Bed | 5.5 Bath | 2 Story

Call for Pricing | 3,714 Sq. Ft.



4806 Impression Lane

Available September 2024

5 Bed | 5.5 Bath | 2 Story

Call for Pricing | 3,748 Sq. Ft.



3913 Wild Tulip Drive

Available September 2024

4 Bed | 3 Bath | 2 Story

\$681,890 | 2,273 Sq. Ft.



3913 Linear Drive
 Available September 2024
4 Bed | 4.5 Bath | 2 Story
 Call for Pricing | 3,509 Sq. Ft.



4101 Linear Drive
 Available September 2024
4 Bed | 4.5 Bath | 2 Story
 \$1,160,160 | 3,411 Sq. Ft.



3916 Composition Drive
 Available October 2024
5 Bed | 3 Bath | 2 Story
 Call for Pricing | 2,513 Sq. Ft.



3909 Stars Street
 Available October 2024
4 Bed | 3 Bath | 2 Story
 \$720,305 | 2,579 Sq. Ft.



4804 Cordwood Drive
 Available October 2024
5 Bed | 5.5 Bath | 2 Story
 \$1,038,243 | 3,847 Sq. Ft.



4800 Cordwood Drive
 Available October 2024
5 Bed | 5.5 Bath | 2 Story
 \$1,063,915 | 3,983 Sq. Ft.



3804 Stars Street
 Available October 2024
4 Bed | 2.5 Bath | 2 Story
 \$709,591 | 2,513 Sq. Ft.



4808 Cordwood Drive
 Available November 2024
4 Bed | 4.5 Bath | 2 Story
 \$1,086,471 | 4,111 Sq. Ft.



4440 Meander Way
 Available November 2024
4 Bed | 4.5 Bath | 1 Story
 \$1,151,532 | 3,700 Sq. Ft.



4806 Strada Street

Available November 2024

5 Bed | 5.5 Bath | 2 Story

\$1,037,993 | 4,098 Sq. Ft.



4508 Meander Way

Available November 2024

4 Bed | 4.5 Bath | 1 Story

\$1,171,457 | 3,700 Sq. Ft.



4014 Trellis Drive

Available November 2024

4 Bed | 4.5 Bath | 1 Story

Call for Pricing | 3,050 Sq. Ft.

PERRY HOMES

At Perry Homes, we are dedicated to providing you with exceptional value, quality and customer service. Family-owned and operated, we've spent over 50 years building a sterling reputation as one of the most trusted homebuilders in Texas and are committed to a tradition of excellence. All Perry homes include smart home technology and an industry-leading new home warranty. Our homes are designed for a variety of lifestyles, are located in the most desirable communities and are built to last.

MODEL HOMES:

3953 Linear Drive *(Coming Soon)*

HOURS:

Mon-Sat: 10am - 6pm

Sunday: 12pm - 6pm

SALES COUNSELORS:

John Fritz

John.Fritz@perryhomes.com

John Pak

John.Pak@perryhomes.com

PHONE:

(972) 587-1327



3708 Wild Tulip Drive

Available April 2024

5 Bed | 4.5 Bath | 2 Story

\$840,900 | 3,048 Sq. Ft.



3813 Composition Drive

Available June 2024

4 Bed | 3 Bath | 1 Story

\$714,900 | 2,504 Sq. Ft.



4738 Impression Lane

Available June 2024

4 Bed | 3.5 Bath | 1 Story

\$735,900 | 2,574 Sq. Ft.



4710 Impression Lane

Available June 2024

4 Bed | 3.5 Bath | 2 Story

\$825,900 | 3,241 Sq. Ft.



3809 Composition Drive

Available June 2024

5 Bed | 4.5 Bath | 2 Story

\$885,900 | 3,553 Sq. Ft.



3811 Stars Street

Available July 2024

4 Bed | 3.5 Bath | 2 Story

\$841,900 | 3,241 Sq. Ft.



3805 Stars Street

Available August 2024

4 Bed | 3.5 Bath | 1 Story

\$749,900 | 2,574 Sq. Ft.

TRADITION HOMES

We're committed to delivering homes in the best locations with quality craftsmanship. Our homes are personal and meaningful. We build each home as if we were building it for ourselves. You can sense our passion and commitment to enduring quality in every detail.

Tradition Homes is founded on a legacy of homebuilders where serving our customers, employees and partners with excellence is built into everything we do. Industry leaders Bill Darling and son-in-law Zach Schneider continue the family tradition of building excellence, with over three decades of experience.

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MODEL HOMES:

3936 Sunrise Lane *(Coming Soon)*

HOURS:

Mon-Sat: 10am - 6pm

Sunday: 12pm - 6pm

SALES COUNSELOR:

Cam Casper

cam@traditionhomes.com

PHONE:

(214) 244-9306



4013 Linear Drive

Available September 2024

4 Bed | 6 Bath | 2 Story

\$1,109,900 | 3,881 Sq. Ft.



4105 Linear Drive

Available October 2024

5 Bed | 5.5 Bath | 2 Story

\$1,184,900 | 4,670 Sq. Ft.



4109 Linear Drive

Available October 2024

5 Bed | 5.5 Bath | 2 Story

\$1,242,900 | 4,803 Sq. Ft.



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CELINA, TEXAS

THE NATURE OF

artful living