



# *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 approximately one mile from the Dallas North Tollway in Denton County, Texas, and is located nine miles southwest of downtown Celina.

## 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

## HOURS:

Mon-Sat: 10am - 6pm

Sunday: 12pm - 6pm

## SALES COUNSELORS:

Kim Linder

[klinder@alhtd.com](mailto:klinder@alhtd.com)

Melissa Hopkins

[mhopkins@alhtd.com](mailto:mhopkins@alhtd.com)

## PHONE:

(972) 347-9977



### 3910 Stars Street

*Available Now*

**4 Bed | 3.5 Bath | 2 Story**

\$699,999 | 3,155 Sq. Ft.



### 3917 Stars Street

*Available Now*

**4 Bed | 3.5 Bath | 2 Story**

\$749,999 | 3,102 Sq. Ft.



### 3918 Stars Street

*Available Now*

**4 Bed | 3.5 Bath | 2 Story**

\$749,000 | 3,259 Sq. Ft.



**4816 Cordwood Drive***Available Now***4 Bed | 4.5 Bath | 2 Story**

\$1,061,545 | 4,323 Sq. Ft.

**3800 Wild Tulip Drive***Available Now***4 Bed | 3.5 Bath | 2 Story**

\$799,000 | 3,203 Sq. Ft.

**3929 Linear Drive***Available Now***5 Bed | 4 Bath | 2 Story**

\$876,645 | 3,468 Sq. Ft.

**3914 Stars Street***Available Now***5 Bed | 4 Bath | 2 Story**

\$786,485 | 3,096 Sq. Ft.

**3933 Linear Drive***Available Now***5 Bed | 4.5 Bath | 2 Story**

\$899,000 | 3,814 Sq. Ft.

**4821 Triadic Lane***Available Now***4 Bed | 4.5 Bath | 2 Story**

\$1,059,345 | 4,019 Sq. Ft.

**4901 Triadic Lane***Available Now***4 Bed | 4.5 Bath | 2 Story**

\$1,048,485 | 4,323 Sq. Ft.

**4733 Impression Lane***Available October 2024***5 Bed | 4.5 Bath | 2 Story**

\$897,155 | 3,466 Sq. Ft.

**4825 Strada Street***Available October 2024***5 Bed | 5.5 Bath | 2 Story**

\$1,105,915 | 4,302 Sq. Ft.



**4002 Trellis Drive***Available December 2024***5 Bed | 5.5 Bath | 2 Story**

\$1,061,365 | 4,139 Sq. Ft.

**4734 Impression Lane***Available December 2024***5 Bed | 4.5 Bath | 2 Story**

\$860,035 | 3,447 Sq. Ft.

**3701 Composition Drive***Available December 2025***5 Bed | 4.5 Bath | 2 Story**

\$923,555 | 4,098 Sq. Ft.

**3708 Stars Street***Available January 2025***3 Bed | 2 Bath | 1 Story**

\$574,120 | 1,815 Sq. Ft.

**4908 Triadic Lane***Available January 2025***4 Bed | 3 Bath | 2 Story**

\$668,640 | 2,471 Sq. Ft.

# CADENCE HOMES

Whether it's your first home or your forever home, discover Cadence Homes' custom townhomes, located in the Dallas-Fort Worth Metroplex - delivering timeless architecture, elevated design, exceptional comfort and enduring value. Founded by Bruno Pasquinelli, a builder with more than three decades of experience and expertise, Cadence Homes brings a fresh approach to townhome communities. You'll find comfort and sophistication in these new low-maintenance, smartly-styled townhomes.

## MODEL HOMES:

4565 Lamplights Drive  
(Coming Soon)

4560 Crosspatch Drive  
(Sales Trailer)

## HOURS:

Call for Appointment

## SALES COUNSELORS:

Aimee Cimino  
acimino@cadencehomestx.com

## PHONE:

(214) 288-3595



### 4561 Lamplights Drive

Available Now

**3 Bed | 2.5 Bath | 2 Story**

\$476,314 | 2,074 Sq. Ft.



### 4557 Lamplights Drive

Available Now

**3 Bed | 2.5 Bath | 2 Story**

\$457,515 | 1,864 Sq. Ft.



### 4541 Lamplights Drive

Available November 2024

**3 Bed | 2.5 Bath | 2 Story**

\$438,906 | 1,864 Sq. Ft.



**4521 Lamplights Drive***Available November 2024***3 Bed | 2.5 Bath | 2 Story****\$501,329 | 2,249 Sq. Ft.****4529 Lamplights Drive***Available November 2024***3 Bed | 2.5 Bath | 2 Story****\$476,955 | 2,074 Sq. Ft.****4533 Lamplights Drive***Available November 2024***3 Bed | 2.5 Bath | 2 Story****\$502,711 | 2,249 Sq. Ft.****4537 Lamplights Drive***Available November 2024***3 Bed | 2.5 Bath | 2 Story****\$500,438 | 2,249 Sq. Ft.****4545 Lamplights Drive***Available November 2024***3 Bed | 2.5 Bath | 2 Story****\$476,239 | 2,074 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' – 4001 Linear Drive  
70' – 3940 Sunrise Lane

## 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



### 3800 Stars Street

Available Now

3 Bed | 2 Bath | 1 Story  
\$500,000 | 1,604 Sq. Ft.



### 4009 Linear Drive

Available Now

4 Bed | 4.5 Bath | 1 Story  
\$1,000,00 | 3,700 Sq. Ft.



### 4810 Impression Lane

Available Now

5 Bed | 5.5 Bath | 2 Story  
\$824,285 | 3,510 Sq. Ft.



**4901 Strada Street***Available Now***5 Bed | 5.5 Bath | 2 Story**

Call for Pricing | 4,138 Sq. Ft.

**3929 Wild Tulip Drive***Available Now***4 Bed | 3 Bath | 2 Story**

\$699,990 | 2,458 Sq. Ft.

**3917 Linear Drive***Available Now***5 Bed | 5.5 Bath | 2 Story**

\$888,085 | 3,714 Sq. Ft.

**3916 Composition Drive***Available Now***5 Bed | 3 Bath | 2 Story**

\$675,000 | 2,513 Sq. Ft.

**4014 Trellis Drive***Available Now***4 Bed | 4.5 Bath | 1 Story**

\$900,000 | 3,050 Sq. Ft.

**4808 Cordwood Drive***Available November 2024***4 Bed | 4.5 Bath | 2 Story**

\$975,000 | 4,111 Sq. Ft.

**4217 Linear Drive***Available November 2024***5 Bed | 4.5 Bath | 2 Story**

\$1,000,000 | 3,961 Sq. Ft.

**4508 Meander Way***Available November 2024***4 Bed | 4.5 Bath | 1 Story**

\$1,100,000 | 3,700 Sq. Ft.

**3913 Linear Drive***Available November 2024***4 Bed | 4.5 Bath | 2 Story**

\$924,437 | 3,509 Sq. Ft.



**4440 Meander Way***Available November 2024***4 Bed | 4.5 Bath | 1 Story**

\$1,100,000 | 3,700 Sq. Ft.

**3913 Wild Tulip Drive***Available November 2024***4 Bed | 3 Bath | 2 Story**

\$625,000 | 2,273 Sq. Ft.

**4204 Linear Drive***Available November 2024***4 Bed | 4.5 Bath | 1 Story**

\$975,000 | 3,050 Sq. Ft.

**4806 Impression Lane***Available November 2024***5 Bed | 5.5 Bath | 2 Story**

\$949,714 | 3,748 Sq. Ft.

**4101 Linear Drive***Available December 2024***4 Bed | 4.5 Bath | 1 Story**

\$1,100,000 | 3,411 Sq. Ft.

**4905 Strada Street***Available December 2024***4 Bed | 4.5 Bath | 2 Story**

\$1,100,000 | 3,667 Sq. Ft.

**4022 Trellis Drive***Available February 2025***4 Bed | 4 Bath | 2 Story**

\$1,034,326 | 4,048 Sq. Ft.

**3805 Composition Drive***Available April 2025***4 Bed | 3.5 Bath | 2 Story**

\$851,450 | 3,089 Sq. Ft.

**3925 Stars Street***Available April 2025***4 Bed | 3 Bath | 2 Story**

\$673,415 | 2,273 Sq. Ft.





**5104 Triadic Lane**

*Available May 2025*

**4 Bed | 3 Bath | 2 Story**

**\$676,700 | 2,454 Sq. Ft.**



**3922 Stars Street**

*Available May 2025*

**4 Bed | 3 Bath | 2 Story**

**\$688,815 | 2,579 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

## HOURS:

Mon-Sat: 10am - 7pm

Sunday: 12pm - 7pm

## SALES COUNSELORS:

John Fritz

[John.Fritz@perryhomes.com](mailto:John.Fritz@perryhomes.com)

John Pak

[John.Pak@perryhomes.com](mailto:John.Pak@perryhomes.com)

## PHONE:

(972) 587-1327



### 4710 Impression Lane

*Available Now*

**4 Bed | 3.5 Bath | 2 Story**

\$752,900 | 3,241 Sq. Ft.



### 3945 Linear Drive

*Available Now*

**5 Bed | 4.5 Bath | 2 Story**

\$749,900 | 3,048 Sq. Ft.



### 3805 Stars Street

*Available October 2024*

**4 Bed | 3.5 Bath | 1 Story**

\$699,900 | 2,574 Sq. Ft.



**3900 Trellis Drive**

*Available November 2024*

**4 Bed | 3.5 Bath | 2 Story**

**\$798,900 | 2,942 Sq. Ft.**

**3817 Composition Drive**

*Available December 2024*

**5 Bed | 4 Bath | 2 Story**

**\$849,000 | 3,632 Sq. Ft.**

**3925 Trellis Drive**

*Available December 2024*

**5 Bed | 4 Bath | 2 Story**

**\$785,900 | 2,973 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.

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.

## MODEL HOMES:

3936 Sunrise Lane

## HOURS:

Mon-Sat: 10am - 6pm

Sunday: 12pm - 6pm

## SALES COUNSELOR:

Cam Casper

[cam@traditionhomes.com](mailto:cam@traditionhomes.com)

## PHONE:

(214) 244-9306



### 4013 Linear Drive

*Available Now*

**4 Bed | 6 Bath | 2 Story**

**\$1,099,900 | 3,881 Sq. Ft.**



### 4109 Linear Drive

*Available October 2024*

**5 Bed | 5.5 Bath | 2 Story**

**\$1,264,900 | 4,803 Sq. Ft.**



THE NATURE OF  
*artful living*