



MOSAIC

CELINA, TEXAS

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*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



### 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.



### 4821 Triadic Lane

Available Now

4 Bed | 4.5 Bath | 2 Story

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



**3933 Linear Drive**

*Available Now*

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

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



**3929 Linear Drive**

*Available Now*

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

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



**4002 Trellis Drive**

*Available Now*

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

\$1,061,825 | 4,139 Sq. Ft.



**3936 Composition Drive**

*Available Now*

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

\$1,061,825 | 4,139 Sq. Ft.



**4800 Wreath Lane**

*Available Now*

**4 Bed | 4.5 Bath | 2 Story**

\$1,022,805 | 3,770 Sq. Ft.



**4908 Triadic Lane**

*Available January 2025*

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

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



**3701 Composition Drive**

*Available January 2025*

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

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



**3705 Composition Drive**

*Available February 2025*

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

\$913,925 | 3,814 Sq. Ft.



**3708 Stars Street**

*Available April 2025*

**3 Bed | 2 Bath | 1 Story**

\$587,450 | 1,815 Sq. Ft.



**3700 Stars Street**

*Available May 2025*

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

\$731,990 | 3,155 Sq Ft.



**4828 Strada Street**

*Available May 2025*

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

\$875,285 | 3,021 Sq Ft.



**4910 Rhythm Drive**

*Available May 2025*

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

\$924,745 | 3,814Sq Ft.



**4912 Triadic Lane**

*Available May 2025*

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

\$753,960 | 3,259 Sq Ft.



**3932 Wild Tulip Drive**

*Available June 2025*

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

\$759,200 | 3,102 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

## HOURS:

Call for Appointment

## SALES COUNSELORS:

Aimee Cimino

[acimino@cadencehomestx.com](mailto:acimino@cadencehomestx.com)

## PHONE:

(214) 288-3595



### 4561 Lamplights Drive

Available Now

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

\$459,000 | 2,074 Sq. Ft.



### 4557 Lamplights Drive

Available Now

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

\$429,000 | 1,864 Sq. Ft.



### 4521 Lamplights Drive

Available Now

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

\$490,990 | 2,249 Sq. Ft.



**4537 Lamplights Drive**

*Available Now*

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

\$490,990 | 2,249 Sq. Ft.



**4529 Lamplights Drive**

*Available Now*

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

\$466,990 | 2,074 Sq. Ft.



**4533 Lamplights Drive**

*Available Now*

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

\$490,990 | 2,249 Sq. Ft.



**4545 Lamplights Drive**

*Available Now*

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

\$466,990 | 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  
Sia Mianab (60' Lots)  
Sia.Mianab@highlandhomes.com  
Bryn Lackey (70' Lots)  
Bryn.Lackey@highlandhomes.com

## PHONE:

(972) 992-7516



### 4508 Meander Way

Available Now

4 Bed | 4.5 Bath | 1 Story

\$1,095,000 | 3,700 Sq. Ft.



### 4009 Linear Drive

Available Now

4 Bed | 4.5 Bath | 1 Story

\$995,000 | 3,700 Sq. Ft.



### 4217 Linear Drive

Available Now

5 Bed | 4.5 Bath | 2 Story

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





**4808 Cordwood Drive**

*Available Now*

**4 Bed | 4.5 Bath | 2 Story**

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



**4204 Linear Drive**

*Available Now*

**4 Bed | 4.5 Bath | 1 Story**

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



**4101 Linear Drive**

*Available Now*

**4 Bed | 4.5 Bath | 1 Story**

\$1,195,000 | 3,411 Sq. Ft.



**4504 Meander Way**

*Available April 2025*

**4 Bed | 4.5 Bath | 2 Story**

\$1,395,747 | 4,346 Sq. Ft.



**4901 Strada Street**

*Available April 2025*

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

\$1,093,480 | 4,101 Sq. Ft.



**4213 Linear Drive**

*Available April 2025*

**4 Bed | 4.5 Bath | 2 Story**

\$1,139,864 | 4,111 Sq. Ft.



**3925 Stars Street**

*Available April 2025*

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

\$650,000 | 2,273 Sq. Ft.



**3709 Stars Street**

*Available April 2025*

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

\$950,565 | 3,497 Sq. Ft.



**4722 Impression Lane**

*Available April 2025*

**4 Bed | 3 Bath | 1 Bath**

\$859,304 | 2,548 Sq. Ft.



**3801 Composition Drive**

*Available April 2025*

**4 Bed | 4.5 Bath | 2 Story**

\$963,496 | 3,291 Sq. Ft.



**4714 Impression Lane**

*Available April 2025*

**4 Bed | 4.5 Bath | 2 Story**

\$961,029 | 3,366 Sq. Ft.



**3933 Wild Tulip Drive**

*Available April 2025*

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

\$673,690 | 2,273 Sq. Ft.



**3913 Stars Street**

*Available May 2025*

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

\$717,757 | 2,298 Sq. Ft.



**4812 Strada Street**

*Available May 2025*

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

Call for Pricing | 3,679 Sq. Ft.



**4005 Trellis Drive**

*Available May 2025*

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

\$1,149,912 | 3,983 Sq. Ft.



**4812 Wreath Lane**

*Available May 2025*

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

\$1,116,135 | 3,926 Sq. Ft.



**3940 Wild Tulip Drive**

*Available May 2025*

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

\$709,246 | 2,454 Sq. Ft.



**3909 Wild Tulip Drive**

*Available May 2025*

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

\$700,000 | 2,458 Sq. Ft.



**5104 Triadic Lane**

*Available May 2025*

**4 Bed | 3 Bath | 2 Story**  
 \$674,030 | 2,454 Sq. Ft.



**3922 Stars Street**

*Available May 2025*

**4 Bed | 3 Bath | 2 Story**  
 \$698,920 | 2,579 Sq. Ft.



**4029 Trellis Drive**

*Available May 2025*

**4 Bed | 4.5 Bath | 2 Story**  
 \$1,097,346 | 3,737 Sq. Ft.



**4220 Sunrise Lane**

*Available May 2025*

**5 Bed | 5.5 Bath | 2 Story**  
 \$1,403,350 | 4,535 Sq. Ft.



**3805 Composition Drive**

*Available May 2025*

**4 Bed | 3.5 Bath | 2 Story**  
 \$925,958 | 3,089 Sq. Ft.



**4824 Strada Street**

*Available May 2025*

**4 Bed | 4.5 Bath | 2 Story**  
 \$1,047,490 | 3,680 Sq. Ft.

# PERRY HOMES

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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)**PHONE:**

(972) 587-1327

**3817 Composition Drive***Available Now***5 Bed | 4 Bath | 2 Story****\$801,900 | 3,632 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**

\$1,084,900 | 3,881 Sq. Ft.



### 4109 Linear Drive

*Available Now*

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

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



### 4201 Linear Drive

*Available Summer 2025*

**4 Bed | 4.5 Bath | 1 Story**

\$1,174,900 | 3,655 Sq. Ft.



MOSAIC  
CELINA, TEXAS

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THE NATURE OF

*artful living*