



Available Homes GUIDE



WELCOME TO MOSAIC

Mosaic is the newest master-planned community by Tellus Group, 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)

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:

Lisa Lee

llee@alhtd.com

Melissa Hopkins

mhopkins@alhtd.com

PHONE:

(972) 347-9977



4908 Strada Street

Available Now

5 Bed | 5.5 Bath | 2 Story

\$975,000 | 3,781 Sq Ft.



4800 Wreath Lane

Available Now

4 Bed | 4.5 Bath | 2 Story

\$949,000 | 3,770 Sq Ft.



3709 Composition Drive

Available Now

4 Bed | 4.5 Bath | 2 Story

\$790,000 | 3,343 Sq Ft.

**3819 Stars Street***Available Now***4 Bed | 4.5 Bath | 2 Story**

\$805,000 | 3,545 Sq. Ft.

**4714 Cordwood Drive***Available Now***4 Bed | 4.5 Bath | 2 Story**

\$990,000 | 4,323 Sq Ft.

**3905 Wild Tulip Drive***Available August 2025***4 Bed | 3.5 Bath | 2 Story**

\$650,000 | 2,993 Sq Ft.

**5108 Triadic Lane***Available August 2025***4 Bed | 3 Bath | 2 Story**

\$640,000 | 2,471 Sq Ft.

**4433 Cotton Seed Way***Available August 2025***4 Bed | 4.5 Bath | 2 Story**

\$902,080 | 3,545 Sq Ft.

**3937 Wild Tulip Drive***Available August 2025***4 Bed | 3.5 Bath | 2 Story**

\$670,000 | 2,993 Sq. Ft.

**4429 Cotton Seed Way***Available August 2025***5 Bed | 4.5 Bath | 2 Story**

\$927,120 | 4,098 Sq Ft.

**4021 Trellis Drive***Available September 2025***5 Bed | 5.5 Bath | 2 Story**

\$999,000 | 4,330 Sq Ft.

**3921 Composition Drive***Available September 2025***4 Bed | 4.5 Bath | 2 Story**

\$715,835 | 2,587 Sq. Ft.

**3904 Composition Drive***Available September 2025***4 Bed | 3.5 Bath | 2 Story**

\$707,980 | 2,720 Sq. Ft.

**4424 Cotton Seed Way***Available September 2025***4 Bed | 4.5 Bath | 2 Story**

\$914,530 | 3,545 Sq. Ft.

**4408 Lamplights Drive***Available October 2025***3 Bed | 2.5 Bath | 1 Story**

\$773,490 | 2,179 Sq. Ft.

**4804 Wreath Lane***Available October 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,080,395 | 4,302 Sq. Ft.

**4413 Script Street***Available October 2025***4 Bed | 3.5 Bath | 2 Story**

\$749,015 | 3,175 Sq. Ft.

**4432 Daisy Lane***Available October 2025***4 Bed | 3.5 Bath | 2 Story**

\$742,870 | 3,102 Sq. Ft.

**4813 Strada Street***Available October 2025***4 Bed | 3.5 Bath | 1 Story**

\$879,735 | 3,021 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

PHONE:

(214) 288-3595



3853 Willow Bough Lane

Available Now

3 Bed | 2.5 Bath | 2 Story

\$421,990 | 1,903 Sq. Ft.



3857 Willow Bough Lane

Available Now

3 Bed | 2.5 Bath | 2 Story

\$449,990 | 2,116 Sq. Ft.



4513 Lamplights Drive

Available September 2025

3 Bed | 2.5 Bath | 2 Story

\$458,990 | 2,074 Sq. Ft.



4517 Lamplights Drive

Available September 2025

3 Bed | 2.5 Bath | 2 Story

\$484,990 | 2,249 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:

Taylor Robinson (40' Lots)
Taylor.Robinson@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



4428 Meander Way

Available Now

5 Bed | 5.5 Bath | 2 Story

\$1,300,000 | 4,488 Sq. Ft.



4508 Meander Way

Available Now

4 Bed | 4.5 Bath | 1 Story

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



4217 Linear Drive

Available Now

5 Bed | 4.5 Bath | 2 Story

\$950,000 | 3,961 Sq. Ft.

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

\$775,000 | 3,089 Sq. Ft.

**4029 Trellis Drive***Available Now***4 Bed | 4.5 Bath | 2 Story**

\$899,000 | 3,737 Sq. Ft.

**3801 Composition Drive***Available Now***4 Bed | 4.5 Bath | 2 Story**

\$825,000 | 3,291 Sq. Ft.

**4013 Trellis Drive***Available August 2025***5 Bed | 4.5 Bath | 2 Story**

\$1,077,825 | 3,483 Sq. Ft.

**4009 Trellis Drive***Available Now***5 Bed | 5.5 Bath | 2 Story**

\$949,000 | 4,135 Sq. Ft.

**4445 Cotton Seed Way***Available Now***4 Bed | 3.5 Bath | 2 Story**

\$850,000 | 3,497 Sq. Ft.

**4417 Script Street***Available August 2025***5 Bed | 3 Bath | 2 Story**

\$640,371 | 2,513 Sq. Ft.

**4820 Strada Street***Available August 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,106,240 | 4,135 Sq. Ft.

**4501 Script Street***Available August 2025***4 Bed | 3 Bath | 2 Story**

\$667,163 | 2,579 Sq. Ft.

**4520 Script Street***Available August 2025***4 Bed | 3 Bath | 2 Story**

\$634,651 | 2,454 Sq. Ft.

**4417 Daisy Lane***Available August 2025***5 Bed | 4.5 Bath | 2 Story**

\$875,000 | 3,536 Sq. Ft.

**4432 Cotton Seed Way***Available August 2025***4 Bed | 3.5 Bath | 2 Story**

\$875,000 | 3,519 Sq. Ft.

**4816 Strada Street***Available August 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,151,908 | 4,359 Sq. Ft.

**4712 Wreath Lane***Available September 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,132,752 | 4,138 Sq. Ft.

**4909 Triadic Lane***Available September 2025***4 Bed | 4.5 Bath | 2 Story**

\$1,061,542 | 3,520 Sq. Ft.

**4401 Daisy Lane***Available September 2025***4 Bed | 4.5 Bath | 2 Story**

\$962,990 | 3,366 Sq. Ft.

**4421 Cotton Seed Way***Available September 2025***5 Bed | 4.5 Bath | 2 Story**

\$967,406 | 3,707 Sq. Ft.

**4915 Triadic Lane***Available September 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,168,570 | 4,359 Sq. Ft.

**4440 Cotton Seed Way***Available September 2025***4 Bed | 4.5 Bath | 2 Story**

\$974,847 | 3,457 Sq. Ft.

**4408 Daisy Lane***Available September 2025***4 Bed | 3 Bath | 2 Story**

\$667,946 | 2,579 Sq. Ft.

**4512 Script Street***Available October 2025***4 Bed | 3 Bath | 2 Story**

\$627,758 | 2,273 Sq. Ft.

**4220 Meander Way***Available October 2025***6 Bed | 6.5 Bath | 2 Story**

\$1,447,982 | 4,733 Sq. Ft.

**4128 Meander Way***Available October 2025***4 Bed | 4.5 Bath | 1 Story**

\$1,296,265 | 3,709 Sq. Ft.

**4421 Daisy Lane***Available October 2025***5 Bed | 5.5 Bath | 2 Story**

\$999,421 | 3,748 Sq. Ft.

**4528 Script Street***Available October 2025***4 Bed | 3 Bath | 2 Story**

\$670,465 | 2,458 Sq. Ft.

**4436 Lamplights Drive***Available October 2025***5 Bed | 5.5 Bath | 2 Story**

\$970,951 | 3,748 Sq. Ft.

**4416 Daisy Lane***Available October 2025***4 Bed | 3 Bath | 2 Story**

\$662,842 | 2,458 Sq. Ft.

**3928 Keya Drive***Available October 2025***4 Bed | 3 Bath | 2 Story**

\$691,880 | 2,579 Sq. Ft.

**4508 Script Street***Available October 2025***5 Bed | 3 Bath | 2 Story**

\$645,990 | 2,513 Sq. Ft.

**4105 Trellis Drive***Available October 2025***4 Bed | 4.5 Bath | 1 Story**

\$999,000 | 3,008 Sq. Ft.

**4347 Double Diamond Drive***Available October 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,002,897 | 3,748 Sq. Ft.

**3932 Keya Drive***Available October 2025***4 Bed | 3 Bath | 2 Story**

\$674,550 | 2,458 Sq. Ft.

**4208 Meander Way***Available November 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,407,550 | 4,467 Sq. Ft.

**4204 Meander Way***Available November 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,421,459 | 4,488 Sq. Ft.

**4104 Meander Way***Available November 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,386,947 | 4,535 Sq. Ft.

**4216 Meander Way***Available November 2025***5 Bed | 5.5 Bath | 2 Story**

\$1,547,123 | 4,723 Sq. Ft.

**4112 Meander Way**

Available November 2025

5 Bed | 5.5 Bath | 2 Story

\$1,442,596 | 4,492 Sq. Ft.

**4101 Trellis Drive**

Available January 2026

4 Bed | 4.5 Bath | 1 Story

\$1,014,515 | 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

HOURS:

Mon-Sat: 10am - 7pm

Sunday: 12pm - 7pm

SALES COUNSELORS:

John Fritz

John.Fritz@perryhomes.com

John Pak

John.pak@perryhomes.com

PHONE:

(972) 587-1327



4444 Cotton Seed Way

Available Now

4 Bed | 3 Bath | 1 Story
\$749,900 | 2,545 Sq. Ft.



4428 Cotton Seed Way

Available August 2025

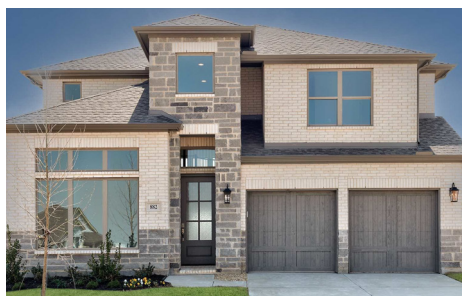
4 Bed | 3.5 Bath | 1 Story
\$802,900 | 2,942 Sq. Ft.



4417 Cotton Seed Way

Available August 2025

4 Bed | 3.5 Bath | 2 Story
\$849,900 | 3,023 Sq. Ft.

**4413 Daisy Lane***Available August 2025***5 Bed | 4 Bath | 2 Story****\$799,900 | 2,973 Sq. Ft.****4425 Daisy Lane***Available August 2025***4 Bed | 3.5 Bath | 2 Story****\$849,900 | 2,999 Sq. Ft.****4360 Double Diamond Drive***Available September 2025***4 Bed | 3.5 Bath | 2 Story****\$858,900 | 2,492 Sq. Ft.****4437 Cotton Seed Way***Available September 2025***5 Bed | 4.5 Bath | 2 Story****\$905,900 | 3,553 Sq. Ft.****4340 Double Diamond Drive***Available September 2025***4 Bed | 3 Bath | 1 Story****\$763,900 | 2,545 Sq. Ft.****4301 Double Diamond Drive***Available September 2025***5 Bed | 4.5 Bath | 2 Story****\$933,900 | 3,553 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

HOURS:

Mon-Sat: 10am - 6pm

Sunday: 12pm - 6pm

SALES COUNSELOR:

Cam Casper

cam@traditionhomes.com

PHONE:

(214) 244-9306



4012 Sunrise Lane

Available Now

4 Bed | 6 Bath | 2 Story

\$1,234,900 | 4,401 Sq. Ft.



4201 Linear Drive

Available Now

4 Bed | 4.5 Bath | 1 Story

\$1,129,900 | 3,655 Sq. Ft.



4512 Meander Way

Available September 2025

4 Bed | 4.5 Bath | 1 Story

\$1,199,900 | 3,948 Sq. Ft.

**4416 Meander Way**

Available October 2025

4 Bed | 4.5 Bath | 1 Story

\$1,164,900 | 3,560 Sq. Ft.

**4312 Sunrise Lane**

Available December 2025

5 Bed | 7 Bath | 2 Story

\$1,284,900 | 4,537 Sq. Ft.



THE NATURE OF
artful living