



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 in Celina, Texas. The new 760-acre single-family residential community lies just north of Windsong Ranch and features 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 features an extensive list of unique and entertaining events the whole family will enjoy.

Mosaic also features a beautiful major amenity area complete with a lazy river and pool complex, a lake with fishing pier (coming soon!), 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 eight 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 lake with pier
- 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



3921 Composition Drive

Available Now

4 Bed | 4.5 Bath | 2 Story

\$550,000 | 2,587 Sq. Ft.



4432 Daisy Lane

Available Now

4 Bed | 3.5 Bath | 2 Story

\$599,000 | 3,102 Sq. Ft.



4413 Script Street

Available Now

4 Bed | 3.5 Bath | 2 Story

\$620,000 | 3,175 Sq. Ft.

**4408 Lamplights Drive***Available Now***3 Bed | 2.5 Bath | 1 Story****\$649,000 | 2,179 Sq. Ft.****4412 Cotton Seed Way***Available Now***5 Bed | 4.5 Bath | 2 Story****\$699,000 | 3,412 Sq. Ft.****4436 Cotton Seed Way***Available Now***4 Bed | 4.5 Bath | 2 Story****\$720,000 | 3,450 Sq. Ft.****4813 Strada Street***Available Now***4 Bed | 3.5 Bath | 1 Story****\$770,000 | 3,021 Sq. Ft.****4408 Cotton Seed Way***Available Now***5 Bed | 4.5 Bath | 2 Story****\$775,000 | 4,098 Sq. Ft.****4424 Cotton Seed Way***Available Now***4 Bed | 4.5 Bath | 2 Story****\$780,000 | 3,545 Sq. Ft.****4800 Wreath Lane***Available Now***4 Bed | 4.5 Bath | 2 Story****\$849,000 | 3,770 Sq. Ft.****3921 Wild Tulip Drive***Available December 2025***4 Bed | 3 Bath | 2 Story****\$550,000 | 2,471 Sq. Ft.****3941 Wild Tulip Drive***Available December 2025***4 Bed | 3.5 Bath | 2 Story****\$599,000 | 2,805 Sq. Ft.**



4312 Double Diamond Drive

Available January 2026

4 Bed | 3.5 Bath | 1 Story

\$699,000 | 2,504 Sq. Ft.



4220 Linear Drive

Available January 2026

5 Bed | 5.5 Bath | 2 Story

\$850,000 | 4,330 Sq. Ft.



4121 Trellis Drive

Available February 2026

4 Bed | 3.5 Bath | 1 Story

\$854,110 | 3,021 Sq. Ft.



4109 Trellis Drive

Available February 2026

5 Bed | 5.5 Bath | 2 Story

\$1,054,300 | 4,330 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:

Mon-Sat: 10 AM - 6 PM

Sunday: 12 PM - 6 PM

SALES COUNSELORS:

Aimee Cimino

acimino@cadencehomestx.com

PHONE:

(214) 288-3595



3844 Keya Drive

Available Now

3 Bed | 2.5 Bath | 2 Story

\$394,990 | 1,864 Sq. Ft.



3853 Willow Bough Lane

Available Now

3 Bed | 2.5 Bath | 2 Story

\$399,990 | 1,903 Sq. Ft.



4513 Lamplights Drive

Available Now

3 Bed | 2.5 Bath | 2 Story

\$424,990 | 2,074 Sq. Ft.

**3857 Willow Bough Lane**

Available Now

3 Bed | 2.5 Bath | 2 Story

\$429,990 | 2,116 Sq. Ft.

**3836 Keya Drive**

Available Now

3 Bed | 2.5 Bath | 2 Story

\$443,990 | 2,249 Sq. Ft.

**4517 Lamplights Drive**

Available Now

3 Bed | 2.5 Bath | 2 Story

\$449,990 | 2,249 Sq. Ft.

DREES CUSTOM HOMES

Family-owned and operated for over 95 years, Drees Custom Homes is one of the nation's most respected private home builders. They've learned a thing or two in their nine-plus decades of existence. That's why they're laser-focused on quality, customization and service. Others would agree; they're one of America's few builders to receive the "Triple Crown" of accolades: "America's Best Builder" (twice) from Builder Magazine, "National Builder of the Year" from Professional Builder Magazine and the "National Housing Quality Award" from the National Association of Home Builders.

Drees has built high-quality custom homes in the Dallas area for over 40 years. They can help you find your ideal home. Imagine getting exactly what you want: a stylish new home that is uniquely yours in a community that perfectly accentuates your lifestyle. Drees is here to make your dream home easy.

SALES TRAILER:

4560 Crosspatch Drive

HOURS:

Mon-Sat: 10 AM - 6 PM

Sunday: 12 PM - 6 PM

SALES COUNSELORS:

Cory Crye

ccrye@dreeshomes.com

PHONE:

(469) 600-6800



3904 Keya Drive

Available February 2026

3 Bed | 2.5 Bath | 2 Story

\$499,990 | 2,026 Sq. Ft.



3908 Keya Drive

Available February 2026

3 Bed | 2.5 Bath | 2 Story

\$499,990 | 2,158 Sq. Ft.



3912 Keya Drive

Available February 2026

3 Bed | 2.5 Bath | 2 Story

\$504,990 | 2,157 Sq. Ft.

**3916 Keya Drive***Available February 2026***3 Bed | 2.5 Bath | 2 Story**

\$499,990 | 2,020 Sq. Ft.

**3900 Keya Drive***Available February 2026***3 Bed | 2.5 Bath | 2 Story**

\$514,990 | 2,226 Sq. Ft.

**4429 Flowerpot Drive***Available May 2026***3 Bed | 2.5 Bath | 2 Story**

\$484,990 | 2,020 Sq. Ft.

**4425 Flowerpot Drive***Available May 2026***3 Bed | 2.5 Bath | 2 Story**

\$499,990 | 2,216 Sq. Ft.

**4433 Flowerpot Drive***Available May 2026***3 Bed | 2.5 Bath | 2 Story**

\$499,990 | 2,055 Sq. Ft.

**4421 Flowerpot Drive***Available May 2026***3 Bed | 2.5 Bath | 2 Story**

\$514,990 | 2,213 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



4520 Script Street

Available Now

4 Bed | 3 Bath | 2 Story

\$597,000 | 2,454 Sq. Ft.



4501 Script Street

Available Now

4 Bed | 3 Bath | 2 Story

\$600,000 | 2,579 Sq. Ft.



3932 Keya Drive

Available Now

4 Bed | 3 Bath | 2 Story

\$615,000 | 2,458 Sq. Ft.

**4401 Daisy Lane***Available Now***4 Bed | 4.5 Bath | 2 Story****\$749,990 | 3,366 Sq. Ft.****4445 Cotton Seed Way***Available Now***4 Bed | 3.5 Bath | 2 Story****\$749,990 | 3,497 Sq. Ft.****4440 Cotton Seed Way***Available Now***4 Bed | 4.5 Bath | 2 Story****\$774,990 | 3,457 Sq. Ft.****4421 Cotton Seed Way***Available Now***5 Bed | 4.5 Bath | 2 Story****\$789,990 | 3,707 Sq. Ft.****4436 Lamplights Drive***Available Now***5 Bed | 5.5 Bath | 2 Story****\$795,990 | 3,748 Sq. Ft.****4013 Trellis Drive***Available Now***5 Bed | 4.5 Bath | 2 Story****\$889,000 | 3,483 Sq. Ft.****4820 Strada Street***Available Now***5 Bed | 5.5 Bath | 2 Story****\$949,000 | 4,135 Sq. Ft.****4712 Wreath Lane***Available Now***5 Bed | 5.5 Bath | 2 Story****\$979,000 | 4,138 Sq. Ft.****4721 Cordwood Drive***Available Now***5 Bed | 4.5 Bath | 2 Story****\$995,000 | 4,228 Sq. Ft.**

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

\$1,150,000 | 3,709 Sq. Ft.

**4308 Meander Way***Available Now***5 Bed | 5.5 Bath | 2 Story**

\$1,250,000 | 4,488 Sq. Ft.

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

\$1,250,000 | 4,535 Sq. Ft.

**4112 Meander Way***Available Now***5 Bed | 5.5 Bath | 2 Story**

\$1,275,000 | 4,509 Sq. Ft.

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

\$1,290,000 | 4,488 Sq. Ft.

**3736 Meander Way***Available Now***5 Bed | 5.5 Bath | 2 Story**

Call for Pricing | 4,723 Sq. Ft.

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

Call for Pricing | 4,723 Sq. Ft.

**3928 Infinity Lane***Available January 2026***4 Bed | 3 Bath | 2 Story**

\$600,043 | 2,273 Sq. Ft.

**4409 Script Street***Available January 2026***4 Bed | 3 Bath | 2 Story**

\$613,225 | 2,454 Sq. Ft.



4332 Double Diamond Drive

Available February 2026

5 Bed | 5.5 Bath | 2 Story

\$936,576 | 3,748 Sq. Ft.



4715 Cordwood Drive

Available February 2026

4 Bed | 4.5 Bath | 2 Story

\$999,000 | 3,520 Sq. Ft.



4813 Cordwood Drive

Available February 2026

5 Bed | 4.5 Bath | 2 Story

\$1,013,000 | 4,261 Sq. Ft.



4416 Cotton Seed Way

Available May 2026

5 Bed | 5 Bath | 2 Story

\$752,755 | 3,244 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 Pak

John.Pak@perryhomes.com

PHONE:

(972) 587-1327



4444 Cotton Seed Way

Available Now

4 Bed | 3 Bath | 1 Story

\$649,900 | 2,545 Sq. Ft.



4340 Double Diamond Drive

Available Now

4 Bed | 3 Bath | 1 Story

\$624,900 | 2,545 Sq. Ft.



4360 Double Diamond Drive

Available Now

4 Bed | 3.5 Bath | 2 Story

\$724,900 | 2,492 Sq. Ft.

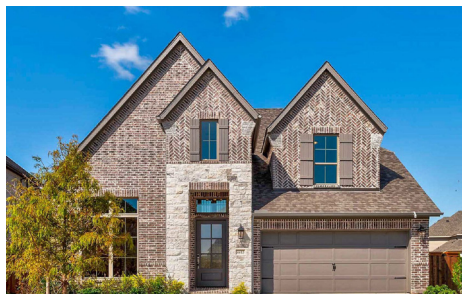


4425 Daisy Lane

Available Now

4 Bed | 3.5 Bath | 2 Story

\$724,900 | 2,999 Sq. Ft.



4413 Daisy Lane

Available Now

5 Bed | 4 Bath | 2 Story

\$739,900 | 2,973 Sq. Ft.



4417 Cotton Seed Way

Available Now

4 Bed | 3.5 Bath | 2 Story

\$749,900 | 3,023 Sq. Ft.



4437 Cotton Seed Way

Available Now

5 Bed | 4.5 Bath | 2 Story

\$789,900 | 3,553 Sq. Ft.



4301 Double Diamond Drive

Available Now

5 Bed | 4.5 Bath | 2 Story

\$805,900 | 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.

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

PHONE:

(214) 244-9306



4416 Meander Way

Available Now

4 Bed | 4.5 Bath | 1 Story

\$1,089,900 | 3,560 Sq. Ft.



4512 Meander Way

Available Now

4 Bed | 4.5 Bath | 2 Story

\$1,134,900 | 3,948 Sq. Ft.



3904 Meander Way

Available Spring 2026

4 Bed | 4.5 Bath | 1 Story

\$1,199,900 | 3,652 Sq. Ft.

**3728 Meander Way**

Available Spring 2026

4 Bed | 4.5 Bath | 2 Story

\$1,224,900 | 4,471 Sq. Ft.

**3812 Meander Way**

Available Spring 2026

5 Bed | 5.5 Bath | 2 Story

\$1,239,900 | 4,304 Sq. Ft.



THE NATURE OF
artful living