



LilyanaSM

LilyanaByHillwood.com

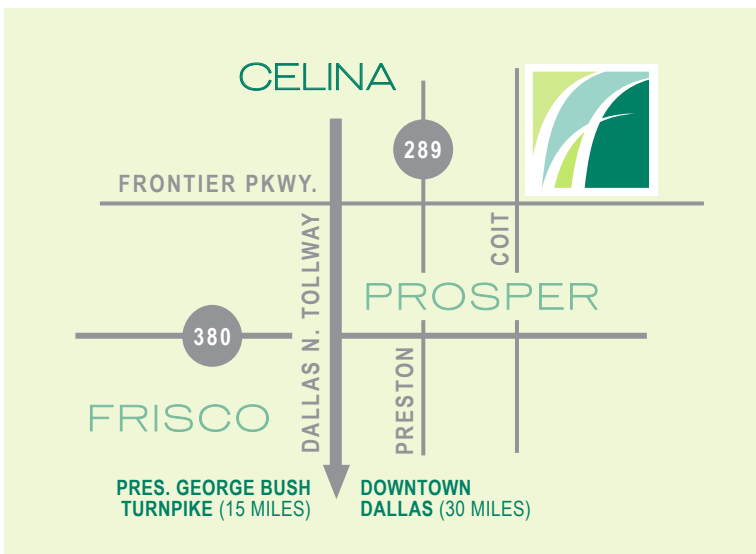
New Homes In Celina From The \$300s to \$500s Prosper ISD

Close To Shopping, Dining and Entertainment

Nestled in picturesque Celina, Lilyana is just 10 miles north of Frisco and the “\$5 Billion Mile,” which includes The Star and Frisco Station. It’s convenient to Legacy Business Park and Legacy West, and a short drive to shopping, dining, and numerous sports and entertainment venues. Live here and you’ll be close to just about everything.

Driving Directions

- North on the Tollway to Hwy. 380 East
- Turn north on Preston Road to Frontier Parkway
- East on Frontier to the community entrance on the north side.



Another Great Address from Hillwood Communities

Established in 1988 by Ross Perot Jr., and founded on the Perot family's core values of integrity, respect, teamwork and excellence, Hillwood Communities is known for creating true master-planned neighborhoods where everything is thought of – and nothing is overlooked.

Lilyana Living

- 50 Acres of Open Space
- Resort-Style Pool with Pavilion and Outdoor Kitchen
- Miles of Winding Hike and Bike Trails and Pocket Parks
- Future On-Site Prosper ISD Elementary School
- Close to the Shopping, Dining and Entertainment of Frisco

Prosper ISD Schools

Lilyana students attend highly-acclaimed Prosper ISD schools – ranked among the best school districts in the State of Texas – including Cockrell Elementary School, Reynolds Middle School and Prosper High School. A future Prosper ISD elementary school is planned within the community.

Lilyana Builders

American Legend Homes

972-346-2537 – AmLegendHomes.com

CalAtlantic Homes by Village Builders

469-359-5259 – VillageBuilders.com

David Weekley Homes

972-323-7587 – DavidWeekleyHomes.com

Highland Homes

972-801-2339 – HighlandHomes.com

Celina, Texas

Lilyana is located within the city of Celina, which provides water, sewer, waste management, police and fire protection. **CoServ** is the provider of Electric and Gas. Both **AT&T** and **Suddenlink** provide telephone, cable and internet to the community.

Lilyana Homeowners Association

The Lilyana HOA is managed by **FirstService Residential**. The HOA Dues are \$700 per year, covering the cost of maintenance of the common areas, the amenities, parks and the HOA management.

What is my tax rate in Lilyana?

City of Celina	.645000
Collin County	.192246
Collin College	.07981
Prosper ISD	1.670000
Total Tax Rate	2.587056

What is a PID?

Lilyana is located in a PID (Public Improvement District). A PID is a special district that is used as a financing tool by cities to fund public infrastructure that specifically benefits the property within the PID. The Lilyana PID pays for the water, sewer, drainage, roads and open spaces that serve the community. To finance these projects, the City issued PID Bonds which are repaid from the collection of special assessments (PID Assessments) levied on each lot within the Lilyana community. A PID Assessment, once repaid, is never charged to that property again. The PID Assessment can be prepaid at any time. The PID Assessment amount varies by lot size.

 **HILLWOOD**
COMMUNITIES

A PEROT COMPANYSM

