



Lilyana

Where tranquility and convenience meet.



The Lilyana Difference

Lilyana is a lush community with homes from the high \$400s to \$800s where tranquility and convenience meet. Nestled in picturesque Celina, Lilyana’s convenient location is just 10 miles north of Frisco and the “\$5 Billion Mile,” which includes The Star and Frisco Station. Its proximity to Legacy Business Park and Legacy West makes it a short drive to shopping, dining and numerous sports and entertainment venues. Celina is one of the fastest growing cities in the Dallas-Fort Worth Metroplex.

When at home in Lilyana you can enjoy the miles of trails, inviting pool and outdoor pavilion with kitchen, multiple parks and a growing community of friends and neighbors.



OUR BUILDERS:

- American Legend Homes
- Highland Homes
- M/I Homes

Homes from the high \$400s
1,300 individual lots

Conveniently located in Celina, TX,
just minutes from North Dallas and
the Toll Road



Prosper ISD Schools

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

Celina, Texas

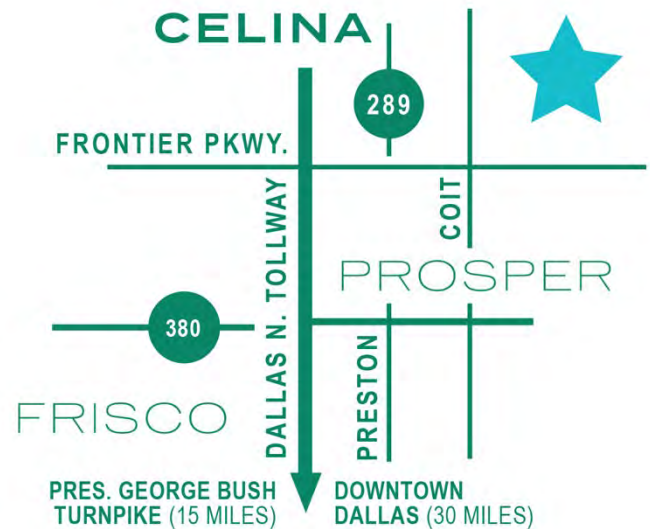
Lilyana is located within the City of Celina, which provides water, sewer, waste management, police and fire protection. Atmos Energy is the provider of Gas. CoServ is the provider of Electric and Gas. Both AT&T and Suddenlink provide telephone, cable and internet to the community.

Lilyana Homeowners Association

The Lilyana HOA is managed by FirstService Residential with HOA Dues of \$875 per year. These fees cover 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	0.645000
Prosper ISD	1.460300
Collin County	0.168087
Collin County Community College	0.081222
Total Tax Rate	2.354000



What is a PID?

Lilyana is located in a PID (Public Improvement District). A PID is a special 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 Lilyana 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 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 varies by lot size.