

LILYANA IN CELINA



LilyanaSM

Facts & Figures

Homes from the \$600s - \$900s

400-acre Community / 1,300 Homes at Build-out

Builders

American Legend Homes

Bloomfield Homes

Highland Homes

M/I Homes

A Sense of Belonging

Situated within the acclaimed Prosper ISD, Lilyana was built for community and designed for your lifestyle.

Nestled in picturesque Celina, Lilyana's convenient location is just a short drive from the region's top shopping, dining, and entertainment in Frisco, Plano, Allen, and McKinney. When at home in Lilyana, you can enjoy the miles of trails, a swimming pool, sport courts, pavilions, an outdoor kitchen, multiple parks, and a growing community of neighbors that become friends.



Lilyana is developed by Hillwood Communities, one of the country's only large-scale, independent mixed-use community developers. With a 30+ year loyalty to our customers, partners and communities. As a privately owned company, we're free to focus on visionary, made-to-endure placemaking – and the quality of home and work life that creates. Learn more at www.HillwoodCommunities.com.

LILYANA IN CELINA

Amenities

Basketball Courts	Lawn Games
Bocce Ball Court	On-site Elementary School*
Dog Park	Open Air Pavilion
Fireplace	Outdoor Ninja Fitness Course*
Fishing Pond	Pickleball Courts
Green Spaces	Playgrounds
Grills	Resort Pool
Hike & Bike Trails	Zip Line
Kids Splash Pool*	<i>*Future Amenity</i>

Schools

Prosper ISD

Lilyana students attend highly-acclaimed Prosper ISD schools, including the nearby and recently opened Sam Johnson Elementary, Rogers Middle School, and Prosper High School. The new on-site Lilyana Elementary School will open in Fall 2023 and serve children in Kindergarten to 5th Grade. For higher education, the community is nearby the Collin College Celina Campus.

Location

Celina, Texas

Lilyana is located in Collin County within the City of Celina, near the border of Prosper and McKinney, and with quick access to Frisco, Plano, and excellent employment, travel and dining offerings. Celina is known for its historic downtown featuring local boutiques and restaurants as well as large community events.



HOA Dues

HOA dues are \$875 per year, paid semi-annually. These fees cover the cost of maintenance of the common areas, the amenities, parks, and the HOA management.

2021 Tax Rate*

City of Celina	\$0.645000
Prosper ISD	\$1.460300
Collin County	\$0.168087
Collin County Community College	\$0.081222
Total Tax Rate	\$2.354609

**Verify tax rate directly with the appropriate taxing entity or your builder sales rep.*

Visit LilyanabyHillwood.com to learn more and view available homes!



LilyanabyHillwood.com

 **Lilyana**SM