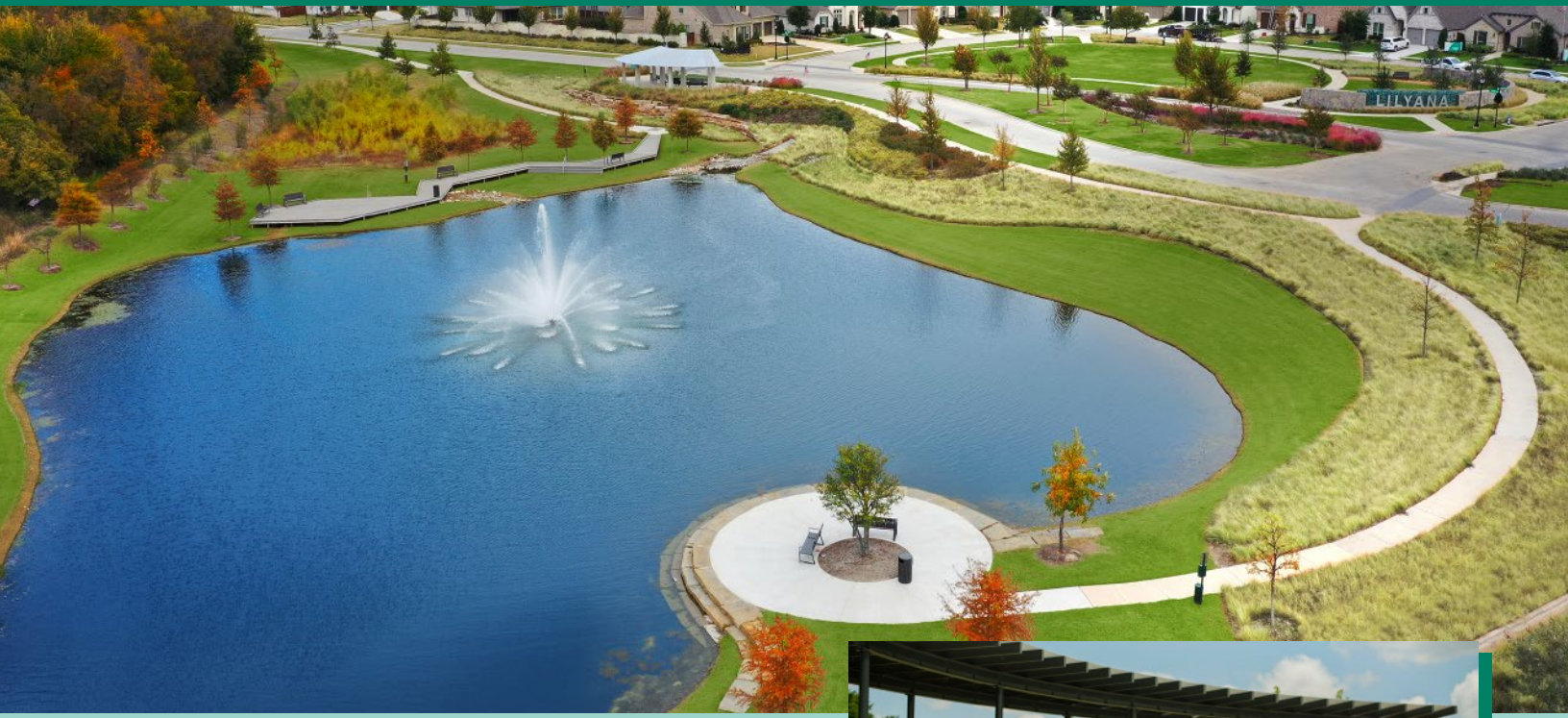


# LILYANA IN CELINA



## Facts & Figures

Homes from the high \$400s - \$900s

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

## Builders

American Legend 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 35+ 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](http://www.HillwoodCommunities.com).

# LILYANA IN CELINA

## Amenities

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

## Schools

### Prosper ISD

Lilyana students attend highly-acclaimed Prosper ISD schools, including the on-site Lilyana Elementary School, and the nearby Rogers Middle School and Walnut Grove High School. The brand new Lilyana Elementary opened for the fall 2023 school year and serves 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 \$950 per year, paid semi-annually. These fees cover the cost of maintenance of the common areas, the amenities, parks, and the HOA management.

## Tax Rate\*

City of Celina	\$0.612154
Prosper ISD	\$1.257500
Collin County	\$0.149943
Collin County Community College	\$0.081220
<b>Total Tax Rate</b>	<b>\$2.10</b>

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

**Visit [LilyanabyHillwood.com](https://LilyanabyHillwood.com) to learn more and view available homes!**



**[LilyanabyHillwood.com](https://LilyanabyHillwood.com)**

 **Lilyana**<sup>SM</sup>