

# LILYANA IN CELINA



## Facts & Figures

Homes from the mid \$400s - \$800s

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

## Builder

M/I Homes

## A Sense of Belonging

Situated within Celina ISD and 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              | Playgrounds               |
| Spaces             | Resort-style Pools        |
| Grills             | Zip Line                  |
| Hike & Bike Trails |                           |
| Kids Splash Pool   |                           |



## Schools

### Celina ISD & Prosper ISD

Lilyana students attend schools within Celina ISD and the highly-acclaimed Prosper ISD. Our on-site Lilyana Elementary School 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 \$1,095 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 for Prosper ISD\*

|                                 |                 |
|---------------------------------|-----------------|
| City of Celina                  | 0.5764010       |
| Prosper ISD                     | 1.214100        |
| Collin County                   | 0.149943        |
| Collin County Community College | 0.081220        |
| <b>Total Tax Rate</b>           | <b>2.021664</b> |

## Tax Rate for Celina ISD\*

|                                 |                 |
|---------------------------------|-----------------|
| City of Celina                  | 0.5764010       |
| Celina ISD                      | 1.2089000       |
| Collin County                   | 0.149943        |
| Collin County Community College | 0.081220        |
| <b>Total Tax Rate</b>           | <b>2.016464</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>