



# COMMUNITY SALES MANAGER Jeff Seaton

CELL: (940) 365-6323 SALES OFFICE: (972) 398-1173



## **Sutton Fields**

4520 Wordsworth Avenue Celina, TX 75009

MODEL

4520 Wordsworth Avenue, Celina, TX 75009

**PRICED FROM** 

\$584,990-\$750,000

2,235 - 4,238

SQUARE FEET

3 - 5
BEDROOMS

**2 – 5.5**BATHROOMS

2 – 3 CAR GARAGE











Find your new home at Sutton Fields in Celina, where beautiful homes, top-rated Prosper ISD schools, and everyday adventures are never far from your front door. Our team has been building along the 380 corridor for years, and we understand what today's homebuyers are looking for because we've been listening from the very beginning. That insight comes to life in our Classic Series floor plans: timeless, functional, and built to last.

Close to it all and full of charm, Sutton Fields is perfectly positioned north of the 380 corridor. Legacy Business Park and major employers in Collin and Denton Counties are easily accessible, while highly rated Prosper ISD schools are just a short drive away. Whether you're running errands or heading out for dinner, everything you need is just around the corner.

Looking for an enriching community with amenities for every age and stage? Sutton Fields delivers vibrant shared spaces that encourage fun, wellness and connection. Spend your weekends at the splash pad with the kids, challenge a friend to a game of pickleball, or pick fresh herbs from the community's pocket farms. With walking trails, green spaces, a resort-style pool, and fire pits, there's something to enjoy year-round.

Rooted in small town charm and built on big community pride, Sutton Fields is where your next chapter begins.





### **Sutton Fields**

#### **Community Amenities**

- Pools
- Amenity Center
- Open Green Space
- Ponds
- Playground
- Trails
- Tennis Court
- Onsite Elementary School (Prosper ISD)

#### **Local Area Amenities:**

- Celina Main Street Historic Square
- Several Local Parks
- Local Restaurants
- Boutique Shopping
- Local Events & Entertainment

#### **Utilities:**

- Gas & Electric Service: CoServ 940.321.7800
- Water: Mustang SUD 940.440.9561
- Trash & Recycling:
  - -City of Celina 972.382.3345
  - -Waste Connections 469.452.8000
- Internet Providers:
  - -AT&T 800.288.2020
  - -Nextlink 855.698.5465
  - -Frontier 877.747.4574

#### **HOA**

Sutton Fields HOA 972-428-2030

#### **Schools**

District	Prosper ISD
Elementary	Dan Christie Elementary School
Middle	William Rushing Middle School
High	Prosper High School

