



# Sutton Fields

**2,235 – 4,238**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

## MODEL

4520 Wordsworth Avenue, Celina, TX 75009 | **Primrose FE VI**

**Prosper ISD | Master Planned Community**



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)
- Community Enhancement Fee: See Community Manager for details.

### 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

### Police & Fire

- Police 972.547.5350
- Fire 972.382.2653

### HOA

\$550/year

Sutton Fields HOA | Essex Association Mgmt

972-428-2030

### Tax

#### Rate Per \$100

2.01

### PID

Sutton Fields II Public Improvement District - See Community Manager for details.

### Schools

<b>District</b>	Prosper ISD
<b>Elementary</b>	Dan Christie Elementary School
<b>Middle</b>	Moseley Middle School
<b>High</b>	Richland High School

### Driving Directions

From Dallas North Tollway heading North, take Hwy 380 (E. University Drive) West to FM 1385. Take a Right on FM 1385. Turn right on Sutton Fields Trail to enter the community.

