BLOOMFIELD HOMES



COMMUNITY SALES MANAGER
Johnny Barthalt
CELL: (682) 532-4957
SALES OFFICE: (972) 398-1173

Sutton Fields

Prosper ISD | Master Planned Community

2,235 – 4,238	3 – 6	2 – 5.5	2 – 3
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

MODEL

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











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.

EQUAL HOUSING OPPORTUNITY

Document generated Nov 8, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.

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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

District	Prosper ISD
Elementary	Dan Christie Elementary School
Middle	Moseley Middle School
High	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.

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