



# Bayberry II

HOMES FROM  
**\$627,990**

CLASSIC SERIES

## SUTTON FIELDS

4520 WORDSWORTH AVENUE, CELINA, TX 75009

Formerly "Dewberry II" Floor Plan

**3,026**  
SQUARE FEET

**4**  
BEDROOMS

**2.5**  
BATHROOMS

**2**  
CAR GARAGE





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## SUTTON FIELDS

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**BAYBERRY II WITH OPTIONAL BATH 3 ENSUITE**



## Bayberry II

Formerly Dewberry II  
Opt. Bath 3 Ensuite



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floor plans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY.



Document generated May 29, 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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**BAYBERRY II WITH OPTIONAL BATH 3**



**Bayberry II**  
Formerly Dewberry II  
Opt. Bath 3



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**BAYBERRY II FLOOR PLAN**



### Bayberry II Formerly Dewberry II



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