



# 4536 Wordsworth Avenue

**SUTTON FIELDS**
**CELINA, TX 75009**
**ROSE II FLOOR PLAN**
**PRICED AT**
~~\$817,259~~
**\$664,000**
**3,558**  
SQUARE FEET

**5**  
BEDROOMS

**4.0**  
BATHROOMS

**3**  
CAR GARAGE

**MODEL HOME • 4520 WORDSWORTH AVENUE | PRIMROSE FE VI**
**Available August 2026**


A standout two-story home in Sutton Fields, the Rose II features 5 bedrooms, 4 baths, and a 3-car garage with a layout that feels both expansive and purposeful. A fully bricked front porch creates a welcoming first impression before you even come inside. At the front of the home, a secondary bedroom paired with a full bath offers an ideal setup for guests. The open main living area connects the family room, kitchen, and dining spaces in a layout that feels expansive yet practical for everyday life. Tucked just off the family room, the private study is enclosed with glass French doors, providing a dedicated workspace. The Deluxe Kitchen is designed to stand out, featuring built-in stainless steel appliances, under-cabinet lighting, a convenient trash pull-out, and generous prep space. Cabinetry and layout are thoughtfully arranged for efficiency. 2-inch faux wood blinds throughout the home provide a polished, move-in ready finish. The primary suite is located on the first floor and offers a spacious bedroom with a bath that includes dual sinks, a soaking tub, a separate shower, and direct access to the laundry room through the walk-in closet — a practical feature that adds everyday convenience. Upstairs, 3 additional bedrooms are arranged near the game room and media room, giving everyone space to spread out. Full rain gutters enhance durability, and the extended patio out back offers plenty of space for gatherings or quiet evenings outdoors. Residents of Sutton Fields enjoy pools, an amenity center, ponds and open green space, trails, playgrounds, a tennis court, and the added benefit of an onsite Prosper ISD elementary school. Homes like this don't last — visit Sutton Fields to learn more about the Rose III!



*Document generated Jul 11, 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.*