BLOOMFIELD HOMES

COMMUNITY SALES MANAGER

Johnny Barthalt

CELL: (682) 532-4957

SALES OFFICE: (972) 398-1173

COMING SOON

Christie Ranch

SELLING FROM SUTTON FIELDS

MODEL

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

An evening walk, a backyard gathering, or a weekend exploring Frisco—Christie Ranch offers a welcoming setting to enjoy life close to home. This established neighborhood in west Frisco pairs a relaxed residential atmosphere with access to the shopping, dining, and entertainment that make the city a popular place to put down roots. Located near Teel Parkway between Eldorado Parkway and Panther Creek Parkway, Christie Ranch puts everyday essentials within reach. Explore restaurants and local shops in Frisco's Rail District, enjoy nearby parks, or connect to destinations throughout the Dallas area via the Dallas North Tollway. Christie Ranch is served by Frisco ISD, adding educational opportunities to a community where you can settle in and make yourself at home. Bloomfield Homes will offer our Classic Series of floor plans on homesites backing to open space, bringing some of our most popular designs to this established Frisco neighborhood.

EQUAL HOUSING OPPORTUNITY

Document generated Nov 9, 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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Christie Ranch

Community Amenities:

- Trails
- Pond
- Park

Local Area Amenities:

- Frisco Commons Park
- Northeast Community Park
- Stonebriar Center
- Kaleidoscope Park
- Sci-Tech Discovery Center
- Frisco Heritage Museum

Utilities:

- Electric: CoServ 855.938.3496
- Gas: CoServ 844.330.0763
- Water: City of Frisco 972.292.5800
- Internet Providers: AT&T 800.288.2020
- Trash & Recycling: City of Frisco 972.292.5900

Police & Fire:

- Police Department: 972.292.6010
- Fire Department: 972.292.6010

HOA

$950/year
First Service Residential
214.451.5417

Tax

Rate Per $100
1.63

Schools

District	Frisco ISD
Elementary	Newman Elementary
Middle	Trent Middle School
High	Lone Star High School

Driving Directions

From the Dallas North Tollway in Frisco, take the El Dorado exit. Travel west on El Dorado Parkway, approximately 1.7 miles. Then turn right (north) on Teel Parkway. Turn right on Old Hawkins Lane and you've entered the community. We will pre-sell from Sutton Fields in Celina.

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