BLOOMFIELD HOMES




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


# Christie Ranch

*SELLING FROM SUTTON FIELDS*

| 2,098 – 3,557 | 3 – 6 | 2 – 4 | 2 |
|---|---|---|---|
| SQUARE FEET | BEDROOMS | BATHROOMS | CAR GARAGE |

## 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.

Learn more about living in Frisco on our **new homes in Frisco, TX** page, or browse **quick move-in homes in Frisco** that are ready now or within weeks.


EQUAL HOUSING OPPORTUNITY

*Document generated Nov 20, 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
- Northwest 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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