Windsong Ranch

4250 Old Rosebud Lane
Prosper, TX 75078

MODEL

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2,098 – 4,226	3 – 6	2 – 5.5	2 – 3
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

Welcome to Windsong Ranch, a naturally beautiful master-planned community located off S.H. 380 in outstanding Prosper ISD.

This award-winning community spans over 2,000 acres – complete with 600+ acres of lakes, wooded creeks, parks, trails, outdoor fields, and resort-style amenities including The Crystal Lagoon. Residents are 2 miles west of the Dallas North Tollway with quick access to Frisco, McKinney, and Plano. Shopping malls, sports, entertainment venues, and casual or fine dining await your exploration.

Bloomfield's Classic Series floor plans offer an array of designs tailored to any lifestyle. On-site daycare and elementary schools are located within the community. Amenities include kayak and paddle boarding, beach volleyball, tennis, pickleball courts, a fitness center, a mountain bike course, a dog park, two pools, a kid's splash park, an 18-hole disc golf course, and the list goes on!

Live life to the fullest in Windsong Ranch!

Windsong Ranch

Signature Series Community

- 8' Front Door
- Fully Bricked Front Porch
- Cedar Garage Doors
- Wood Flooring in Entryways
- Deluxe Signature Series Kitchen
- Upgraded Built-In Appliances
- Upgraded 5" Baseboards on All Floors
- Fireplace with Stone to the Mantel
- Tiled Bathroom Tub Surround
- Deck Mount Tub
- Upper Cabinets in the Laundry Room

Community Amenities:

• The Commons Amenity Center

- Windsong Ranch Cafe
- Tennis, Pickleball & Basketball Courts
- Fitness Center
- Resort-style Pool, Lap Pool & Children's Splash Park
- Event Lawn & Dock
- Outdoor Living Room with Fireplace
- Indoor & Outdoor Lounging Area

• The Lagoon

- Kayak & Paddleboard Rental
- Pavilion with Grilling Stations
- Beach Volleyball
- Childrens Play Area
- 3 Expansive White Sand Beaches

HOA

$2,316/year
CCMC
469-246-3517

Tax

Rate Per $100

1.95

Schools

District	Prosper ISD
Elementary	Bryant Elementary School
Middle	Rushing Middle School
High	Prosper High School

Driving Directions

From Dallas: Take the Dallas North Tollway to US 380/W. University Drive. Turn left onto 380. In 1/2 mile, turn right onto Windsong Parkway. Turn right onto Acacia Parkway and you have arrived at Windsong Ranch.