



**CLOSEOUT**

# Windsong Ranch

**3,067 – 3,557**  
SQUARE FEET

**4 – 5**  
BEDROOMS

**2.5 – 4**  
BATHROOMS

**2 – 3**  
CAR GARAGE

Prosper, TX 75078

Selling from Mosaic

Celina, TX 75078



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
- 5 Acres of Crystal Clear Tropical Water

### • Outdoor Lifestyle

- 600 Acres of Green Open Spaces
- 30+ Miles of Hike & Bike Trails
- Mountain Biking Course
- Community Garden
- Dog Park
- 18-Hole Disc Golf Course

## Utilities:

- Electric & Gas: Coserv 940-321-7800
- Water: Town of Prosper 972-569-1004
- Internet Providers:
  - AT&T 800.288.2020
  - Optimum 469.558.4739

## HOA

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

## Tax

**Rate Per \$100**  
1.95

## Schools

<b>District</b>	Prosper ISD
<b>Elementary</b>	Bryant Elementary School
<b>Middle</b>	Moseley Middle School
<b>High</b>	Richland 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. We are selling from our model in Mosaic located at 4005 Linear Drive Celina, TX.

