

The Most Award-Winning Community in North Dallas



Wish you *lived*
~~were~~ here!



Experience the ultimate in family living at Windsong Ranch just 2.5 miles west of the Dallas North Tollway on HWY 380. Live a healthy, active lifestyle with 600 acres of parks, creeks, ponds, a 5-acre, freshwater, crystal clear lagoon, miles of hike & bike trails, resort-style pools, play areas, fitness center & activities. Enjoy a full calendar of events designed to connect neighbors and encourage friendships. Rediscover nature in this relaxed retreat close to upscale shopping, dining and great entertainment venues. Windsong Ranch is located in the outstanding Prosper Independent School District.





Read more about the amenities
WindsongRanchLiving.com/lifestyle

LIFE AT *Windsong Ranch*

Windsong Ranch was skillfully designed to bring people together to enjoy green spaces, trails, parks, dramatic architecture and exceptional amenities. Offering an unmatched lifestyle enhanced by the natural beauty of the land, luxurious state-of-the-art facilities and a full calendar of events that provide an exceptional living experience at Windsong Ranch.

Amenities

- The Commons Welcome Center
- Windsong Ranch Café with free wifi and indoor & outdoor seating
- Children’s play area
- Fitness center & activities
- Resort-style pool with cabanas, lap pool and children’s splash park
- Covered outdoor living area with an oversized gas burning fireplace
- Lighted event lawn
- Floating concert and fishing dock
- Lakes and creeks
- Amphitheater
- Four lighted tennis courts
- Hike & bike trails
- Pedestrian tunnel that safely interconnects neighborhoods, schools and amenities
- On-site Prosper fire station and police sub-station
- Windsong Ranch Elementary School
- Championship 18-hole disc golf course
- Community garden
- Dog Park
- **THE LAGOON** – Five acres of clear water and sandy beaches just for residents!

Coming Soon

- Additional Retail
- Additional Dining



THE LAGOON, our newest amenity center



EVENTS AT *Windsong Ranch*

Connect with friends and neighbors at one of our on-site events and gatherings. Meet for a workout or yoga class and relax with friends at the Windsong Ranch Café for breakfast and lunch. Join in the fun at any of our event venues for music festivals, wine tastings, holiday parties and more! Here is an example of the lifestyle events we offer our Windsong Ranch residents:



- Wine Tasting
- Pajama-Rama Pancake Breakfast
- Fat Tuesday Happy Hour
- Ruby Valentine Story Time
- New Owner Social
- Music on the Lawn
- Murder Mystery Dinner
- Mad Science Show
- Eggstravaganza
- Lady Bug Release
- Sushi & Sake Happy Hour
- Music in the Park
- Cinco de Mayo Fiesta
- BBQ, Blues & Brews
- Super Hero 5k Fun Run
- Summer Kick Off Party
- Blind Wine Tasting
- Windsong Water Wars
- Windsong Scavenger Hunt
- Family Bingo Night (themed)
- Margarita Monday
- Summer Sunset Luau
- Princess & Pirates Treasure Hunt
- Bliss Fest
- Oktoberfest
- National Good Neighbor Day
- Talent Show
- Windsong Spooktacular
- Cory Ausenbaugh 5k
- Movie under the stars
- Eye Scream Social
- Windsong Wine & Music Festival
- Cookie Decorating in Windsong Ranch Café
- Hot chocolate with Santa
- Progressive Dinner
- Letters to Santa



Use the HomeFinder
WindsongRanchLiving.com

Exceptional Builders

American Legend Homes

61' Lots | Home sizes: 2,300 to 3,700 sq. ft.
76' Lots | Home sizes: 2,800 to 4,800 sq. ft.
81' Lots | Home sizes: 2,800 to 5,200 sq. ft.
Neighborhoods: Anthem, Cadence, Lakeside, The Summit
Phone: (972) 346-2540
Model Homes: 4471 Acacia Parkway
4461 Acacia Parkway

Belclaire Homes

86' Lots | Home sizes: 3,000 to 5,522 sq. ft.
Neighborhood: The Peninsula
Phone: (972) 346-2583
Model Home: 4330 Liberty Drive

Drees Custom Homes

76' Lots | Home sizes: 2,600 to 4,900 sq. ft.
Neighborhood: Lakeside
Phone: (817) 788-1316
Model Home: 4450 Acacia Parkway

Grenadier Homes

Villas: 1,300 to 2,600 sq. ft.
Neighborhood: Villas at Windsong Ranch
Model Home: 4281 Pavonia Lane
Phone: (972) 250-1164

Townhomes: 1,400 to 1,850 sq. ft.
Neighborhood: Townhomes at Windsong Ranch
Model Home: **Coming Soon**
Phone: (972) 250-1164

Highland Homes

61' Lots | Home sizes: 2,234 to 3,700 sq. ft.
Neighborhoods: Anthem, Cadence, Lakeside
Phone: (972) 801-2345
Model Home: 4470 Acacia Parkway

Huntington Homes

86' Lots | Home sizes: 3,500 to 5,522 sq. ft.
Neighborhood: The Peninsula
Phone: (972) 801-2344
Model Home: 4340 Liberty Drive

MainVue Homes

66' Lots | Home sizes: 3,500 to 4,500 sq. ft.
Neighborhood: Lakeside
Phone: (866) 407-1020
Model Homes: 4210 Woodbine Lane
4220 Woodbine Lane

Shaddock Homes

66' Lots | Home sizes: 2,500 to 4,200 sq. ft.
Neighborhood: Lakeside, The Summit
Phone: (972) 526-7728
Model Home: 4231 Woodbine Lane

Shaddock Caldwell Custom Homes

86' Lots | Home sizes: 3,500 to 6,000 sq. ft.
Neighborhood: The Peninsula
Phone: (214) 400-9252
Temporary Sales Office: 4350 Liberty Drive

Southgate Homes

61' Lots | Home sizes: 2,400 to 3,600 sq. ft.
71' Lots | Home sizes: 2,200 to 4,200 sq. ft.
81' Lots | Home sizes: 2,750 to 5,200 sq. ft.
Neighborhood: The Summit
Phone: (469) 580-0735
Temporary Sales Office: 4451 Acacia Parkway



Prosper, Texas

A PLACE WHERE EVERYONE MATTERS

Windsong Ranch is located in the Town of Prosper, just 2.5 miles from the Dallas North Tollway. Anchored by its historic and charming downtown area, Prosper is at the crossroads of booming Collin County and Denton County, and minutes away from the 5 Billion Dollar Mile and the Dallas Cowboys training facility in Frisco.

Downtown Prosper

The historic downtown area of the Town of Prosper is still the hub of business for the town. The historic Cotton Gin Café is the gathering place for longtime residents and visitors alike to enjoy the best down-home cooking anywhere in a warm and inviting atmosphere. [Website: prospertx.gov](http://prospertx.gov)

Prosper Town Center

Located at Preston Road and First Street in Prosper TX, this growing retail district is home to restaurants, CVS pharmacy, a variety of medical offices, banking and insurance offices as well as the Prosper EDC office. For a directory of restaurants, services and medical offices go to prospertowncenter.com

Gentle Creek Golf Club

A beautiful venue for social events, the picturesque Gentle Creek Golf Club is a gathering place for golfers and their families. The 18-hole private golf course was designed by PGA Golf Pro D.A. Weibring. Recently renovated, the club is surrounded by horse ranches and established acreage estate homes but remains a friendly neighborhood club and social center. [Website: gentlecreek.com](http://gentlecreek.com)

Frontier Park

Located just west of Prosper High School, Frontier Park is part of the 57-acre Prosper Sports Complex. The center of recreational sports in Prosper, Frontier Park includes two lighted soccer fields, nine non-lighted soccer fields, three lighted baseball fields, two lighted softball fields, two sand volleyball courts, a walking trail and pond. Future plans call for even more on-site venues. [Website: prospertx.gov](http://prospertx.gov)

Windsong Ranch Marketplace

The 300,000 square foot Windsong Ranch Marketplace, anchored by a 125,000 square foot Kroger Marketplace, is expected to be the largest commercial retail center on the west side of Prosper. Prosper will enjoy a variety of eateries, shops and local businesses as these open in 2017 and 2018.

Kroger Marketplace

At 120,000 square feet, the Kroger Marketplace is about twice the size of an average Kroger supermarket, and is packed with everyday conveniences, fresh groceries, small household appliances, office supplies, home furnishings and even an extensive apparel selection.



Read more about Prosper ISD
WindsongRanchLiving.com/location

PROSPER ISD

Windsong Ranch students attend the highly acclaimed Prosper Independent School District. Families enjoy the convenience and proximity to Windsong Ranch Elementary School, which is located on site. [Website: Prosper-isd.net](https://Prosper-isd.net)

Current Schools

Windsong Ranch Elementary School (K-5)

The Windsong Ranch Elementary School is now open and located on Fishtrap Road in the Cadence neighborhood. This beautiful school is connected to parks and other neighborhoods through an extensive hike & bike trail system with pedestrian tunnels. An additional elementary school is being planned on site at Windsong Ranch.

Reynolds Middle School (6-8)

Located just 6.3 miles from Windsong Ranch, Reynolds continues the educational excellence of Prosper ISD while offering student athletic programs to students. Basketball, cheerleading, cross country, soccer, tennis, track & field, volleyball and wrestling are all offered at Reynolds Middle School. An additional middle school is being planned on site at Windsong Ranch.

Prosper High School (9-12)

Successful in both academics and extracurricular activities, including band and orchestra, choir, theatre and dance, Prosper High School offers over 20 Advanced Placement courses and is located just 6.6 miles from Windsong Ranch. PHS features a state-of-the-art medical tech lab, greenhouse, broadcast studio and an indoor football practice facility. There are two additional high schools being planned, one of which will be on site at Windsong Ranch.

Prosper ISD encourages students to participate on athletic teams and work together to achieve excellence on and off the field. Students enjoy a wide range of sports to join, and currently hold State championships in both football and golf.



EDUCATION

While Prosper schools are outstanding, there are other educational options for parents who choose to send their children to private schools.

Nearby Private Schools

- Primrose School of Prosper (Windsong Ranch)
- St. Martin de Porres Catholic School (Windsong Ranch)
- Ace Montessori (Windsong Ranch)
- Legacy Christian Academy (Frisco)
- McKinney Christian Academy (McKinney)
- Prestonwood Christian Academy (Plano)
- John Paul II High School (Plano)

There are many additional private schools in the area.

Higher Education

Windsong Ranch is surrounded by excellent continuing education and college degree programs including Collin College with various campuses throughout Collin County as well as top universities for undergraduate, master's and doctorate degree programs. University of North Texas and Texas Women's University are just 15 minutes west in Denton TX, University of Texas at Dallas just 20 minutes away in Richardson and Southern Methodist University is just 45 minutes away in Dallas.



THE AREA



Prosper

Historic Downtown Prosper and Prosper Town Center – shop, dine and get a taste of the small town charm.

Frisco

Dr. Pepper Arena – semi-pro hockey and youth programs
 Dr. Pepper Ballpark – home of the Frisco RoughRiders
 Toyota Stadium in Frisco – home of the FC Dallas professional soccer team
 The Star including Cowboys Alley in Frisco – the new Dallas Cowboys training center

Plano

The Shops of Legacy
 Legacy West – currently under construction

Dallas

Downtown Dallas Arts District
 American Airlines Center – home to the Dallas Mavericks and Dallas Stars

Arlington

Globe Life Park in Arlington – home to the Texas Rangers Baseball Team
 AT&T Stadium – home to the Dallas Cowboys

Major Employment Centers

CityLine (State Farm)
 Downtown Dallas
 Frisco Square
 Hall Office Park
 Las Colinas
 Legacy business park
 Toyota
 State Farm
 Liberty Mutual
 5 Billion Dollar Mile

Shopping/Entertainment Venues

Villages at Allen and Fairview
 Top Golf
 Allen Premium Outlet Mall
 Main Event
 Stonebriar Mall Pin Stacked
 Shops at Willow Bend iFly
 Shops at Legacy Dr. Pepper Arena
 Galleria Mall Frisco Athletic Center & Water Park
 Northpark Center Dave & Busters
 Watters Creek Canyons of Frisco

Hospitals

Baylor Medical Center of McKinney
 Baylor Medical Center of Frisco
 Centennial Medical Center Frisco
 Children's Medical Center at Legacy
 Presbyterian Hospital of Plano
 Denton Hospital

Transportation

DFW International Airport
 Dallas Love Field
 McKinney National Airport
 Denton Municipal Airport

DRIVE TIMES



To Dallas N. Tollway
Approx. 2 Minutes

To Frisco / Preston - SH 289
Approx. 5 Minutes

To McKinney
Approx. 8 Minutes

**To \$5 Billion Mile Corridor:
Frisco Station / The Gate /
Wade Park Frisco / The Star in Frisco**
Approx. 10 Minutes

**To Plano / Legacy Park /
Sam Rayburn Tollway - SH 121**
Approx. 15 Minutes

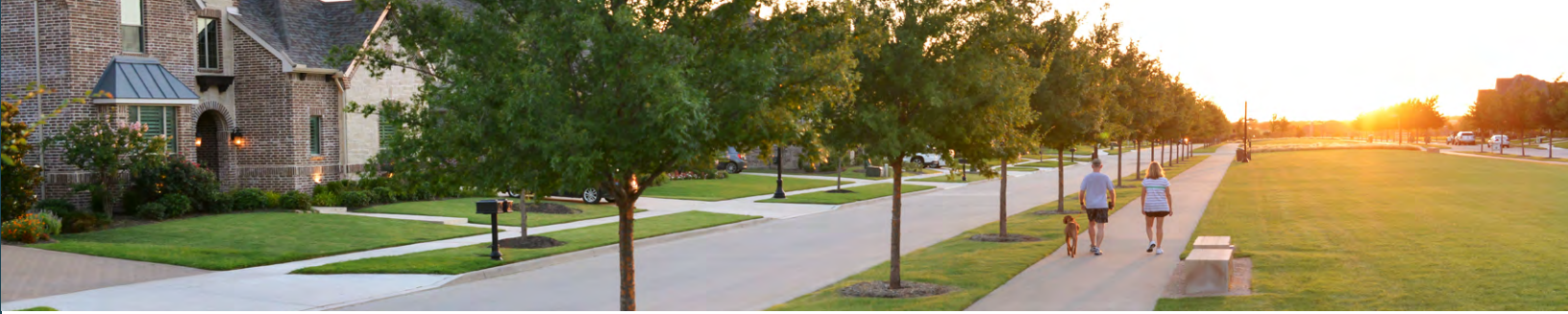
**To President George Bush Turnpike /
CityLine / State Farm**
Approx. 25 Minutes

To DFW Airport
Approx. 30 Minutes

To Dallas Love Field Airport
Approx. 35 Minutes

To Downtown Dallas
Approx. 40 Minutes

To Fort Worth
Approx. 55 Minutes



Low Costs. Extraordinary Lifestyle.

Windsong Ranch offers the lowest tax rates and highest quality lifestyle available in any master-planned community in North Texas.

No MUD Taxes

Windsong Ranch residents pay only standard city, school and county taxes. No MUD or other special utility taxes.

(Most new master-planned, amenity rich communities have their infrastructure and amenities funded by a Municipal Utility District (MUD) or other special taxing authority that is paid for by the homeowner).

What is the Tax Rate?

Total 2.41 percent, broken down as follows:

2019 Town of Prosper <i>(http://www.prospertx.gov)</i>	\$0.520
2019 Prosper ISD <i>(http://www.prosper-isd.net)</i>	\$1.670
2019 Denton County <i>(http://www.dentoncad.com)</i>	\$0.225
TOTAL	\$2.415

We invite you to compare the low tax rates in Windsong Ranch with the higher tax rates paid in Collin County and special municipal utility districts.

What about total monthly out-of-pocket costs?

Compare Prosper's water costs with other cities in the area. Windsong's low taxes, affordable HOA dues and lower water bills offer a substantial savings in your total monthly expenses over comparable master-planned communities.

Windsong Homeowners Association

How much are the monthly Homeowners Association Dues? What do they include?

Monthly dues are currently \$134.00 per month—billed quarterly, and include the maintenance and upkeep of all common areas in Windsong Ranch as well as a high level of lifestyle programming by a full-time Lifestyle Department. Community management is handled by CCMC, a professional management company that specializes in master-planned communities.

Visit www.ccmcnet.com

What do you mean by lifestyle and what kind of community events will there be?

Whether it is an event like the annual Windsong Ranch Wine & Music Festival, an outdoor movie night on the dock, a fitness class, a holiday celebration or tennis lessons with our



pro, there is something for everyone in Windsong Ranch! The amenities and lifestyle programming available in Windsong Ranch are unmatched in North Dallas. A full-time lifestyle department plans events for children, families, and adults to engage residents and create a true sense of community.



The amenities at Windsong Ranch are second to none. At THE COMMONS, you'll find our community Welcome Center, the Windsong Ranch Café, a fitness center, an outdoor living area with an oversized gas-burning fireplace and two swimming pools with cabanas. Windsong Ranch also offers miles of 8-foot-wide hike & bike trails, tennis and pickleball courts, a basketball court, an event lawn and amphitheater, mountain biking course, championship 18-hole disc golf course, community garden, dog park and over 600 acres of green open spaces. Not to mention our newest addition, THE LAGOON, a Caribbean-like paradise with five acres of clear tropical water and white sand beaches.



Frequently Asked Questions

What is included in Windsong Ranch’s Master-Plan?

At over 2,000 acres, Windsong Ranch is a master-planned community that will ultimately include 3,324 single-family homes, four unique amenity centers, four schools, two fire stations and over 600 acres of green space, parks, creeks, trails and amenities. A 46-acre retail development between Windsong Parkway and Gee Road on Highway 380 includes an already completed 125,000 square foot Kroger Marketplace, with additional neighborhood retail and restaurants.

What city and county is Windsong Ranch located in?

Windsong Ranch is located in the Town of Prosper in Denton County, Texas.

What School District serves Windsong Ranch?

Windsong Ranch is located within the outstanding Prosper ISD.

Which schools do Windsong Ranch students currently attend? How far away are they?

Infant - K	Ace Montessori	Off Gee Road
Infant - K	Primrose Daycare and School	On-site
K – 5	Windsong Ranch Elementary School	On-site
K - 8	St. Martin de Porres Catholic School	Near Entry
6 – 8	Reynolds Middle School	6.3 miles
9 – 12	Prosper High School	6.6 miles

Bus service is provided.

Will there be schools located within Windsong Ranch?

Windsong Ranch Elementary is the first of four total planned Prosper ISD school locations in Windsong Ranch. There are currently plans for two elementary schools, a middle school and a high school.

Where are the closest fire and police stations?

Prosper’s Fire Station No. 2 with police sub-station is within Windsong Ranch, .25 miles north of Hwy 380 on Teel Parkway.

What are the home sizes, lot sizes and home prices in Windsong Ranch?

Home Sizes:

Windsong single-family homes range from 1,900 – 5,600 sq. ft.

Home Prices:

Single-family prices start in the mid \$400K’s up to the \$1M+.

Lot Sizes:

Single-family lot sizes are: 61’ x 130’, 66’ x 130’, 71’ x 130’, 76’ x 130’ and 86’ x 130’. The minimum depth of lots is 130’; some lots are deeper.

Villa Sizes:

Single-story Villas range from 1,200 – 2,300 sq. ft. Prices start in the low \$300K’s.

Townhomes Sizes:

Two-story Townhomes range from 1,400 – 1,850 sq. ft. Prices start in the mid \$200K’s.

Who provides utilities to Windsong Ranch?

Water & Sewer provided by:

- Town of Prosper – Utility billing department: (972) 346-2640

Gas provided through:

- CoServ – (940) 321-7800

Electricity provided through:

- CoServ – (940) 321-7800

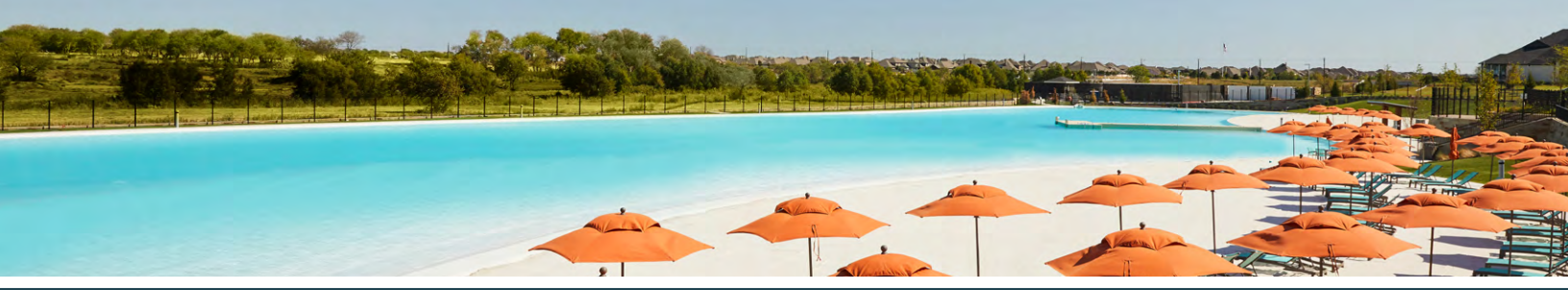
Cable, internet and phone service provided by:

- AT&T U-verse – (855) 797-8303
- Suddenlink – (469) 352-1663



THE LAGOON

Frequently Asked Questions



What is it and how large is it?

THE LAGOON is a 5-acre, tropics-inspired amenity, with clear Caribbean-like water and sandy beaches, set among the natural beauty of Windsong Ranch. This new resident exclusive amenity is perfect for both relaxation and a wide variety of recreational water activities, such as swimming, kayaking, paddle boarding, and more.



How was it made?

- Our groundbreaking amenity, THE LAGOON, uses patented Crystal Lagoons® technology which allows clear tropical lagoons of unlimited sizes to be built and maintained at very low costs using a minimal amount of chemicals and energy.
- Crystal Lagoons® innovative and environmentally sustainable technology has been patented worldwide and the company regularly receives environmental awards.

How do they keep it clean?

- In addition to an on-site maintenance team, THE LAGOON is monitored and operated remotely by the Crystal Lagoons® Control Center (CLCC), via internet through the cloud.
- The centralized filtration system applies controlled pulses of very small quantities of oxidants/microbiocides to the water in the lagoon. In doing so, this allows up to 100 times less chemicals to be used than are applied in swimming pools and it is not necessary to maintain a high and permanent level of disinfection.
- THE LAGOON fully complies with the most stringent international physicochemical and microbiological water quality standards.

Does it use a lot of water?

- The state-of-the-art Crystal Lagoons® technology used in THE LAGOON was created by a biochemist and is environmentally friendly. Capturing direct rainwater reduces the need for make up water to compensate for evaporation.
- Water consumption is reduced even further by using Crystal Lagoons® evaporation control film technology, using up to 30 times less water than a golf course and 50% less water than a park of the same size.

Is it expensive to maintain?

- The greatest advantages Crystal Lagoons® technology offers are very low maintenance costs, the use of any type of water source, and very low water consumption.
- Crystal Lagoons® patented efficient filtration system uses only 2% of the energy consumed by conventional swimming pool filtration systems.

Will HOA assessments increase to maintain this amenity?

Like most communities, as the development progresses, there are occasional incremental increases in HOA dues.

Is there a safety staff?

Yes, there are pool monitors during hours of operation.

How do residents access THE LAGOON?

Electronic access cards are used to get into THE LAGOON by residents and their guests only.

How do you control snakes and wildlife from getting in?

Professional services monitor and control the premises regularly.

Is there food available for purchase at THE LAGOON?

Food Trucks are on-site regularly and guests are invited to visit The Windsong Ranch Café, located a few blocks south at The Commons.

Are residents able to check-out or rent equipment?

We are offering kayaks and paddle boards for rent or residents can bring their own once approved by the HOA.

Is it open all year? What are the hours of operation?

Yes, it is open all year for residents to enjoy. Typical hours are Tuesday – Sunday from 10:00 am to 8:00 pm. Hours are subject to change for weather, seasons, daylight savings, maintenance and other reasons.

How much parking is available?

115 spaces for cars and golf carts.

Where do I go to learn more information?

WindsongRanchLiving.com/lifestyle





Top-Rated Schools | THE LAGOON | Hike & Bike Trails | Resort Pools | THE COMMONS Amenity Center
Fitness Center | On-Site Lifestyle Program | 600 Acres of Lakes & Parks | Windsong Ranch Café

WindsongRanchLiving.com | (972) 347-9270
1001 Windsong Parkway South, Prosper TX 75078