



## 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>(<a href="http://www.prospertx.gov">http://www.prospertx.gov</a>)</i>	\$0.520
2019 Prosper ISD <i>(<a href="http://www.prosper-isd.net">http://www.prosper-isd.net</a>)</i>	\$1.670
2019 Denton County <i>(<a href="http://www.dentoncad.com">http://www.dentoncad.com</a>)</i>	\$0.225
<b>TOTAL</b>	<b>\$2.415</b>

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](http://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