

The Most Award-Winning Community in North Dallas



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



# WINDSONG™ RANCH



## MODEL HOMES

E Southgate Homes | 71' Model  
F Tradition Homes | 61' Model  
L Tradition Homes | 71' Model

M Coventry Homes | 76' Model  
N Bloomfield Homes | 66' Model

P Normandy Homes | 50' Model  
Q Southgate Homes | 61' Model



## Exceptional Builders

### Bloomfield Homes

50' Lots | Home sizes: 1,800 to 3,600 sq. ft.

61' Lots | Home sizes: 2,000 to 3,800 sq. ft.

66' Lots | Home sizes: 2,200 to 4,600 sq. ft.

**Neighborhood:** Creekside

**Pricing:** Homes starting at \$628,990

**Model Home:** 4250 Old Rosebud Lane

**Phone:** (972) 877-1508

### Coventry Homes

50' Lots | Home sizes: 2,100 to 3,100 sq. ft.

76' Lots | Home sizes: 3,100 to 4,100 sq. ft.

**Neighborhood:** Creekside

**Pricing:** Homes starting at \$558,990

**Model Home:** 4230 Old Rosebud Lane

**Phone:** (972) 498-1360

### Normandy Homes

50' Lots | Home sizes: 2,400 to 3,600 sq. ft.

61' Lots | Home sizes: 3,100 to 3,500 sq. ft.

**Neighborhood:** Northview, The Crossing

**Model Home:** 1121 Crescent Lane

**Pricing:** Homes starting at \$644,990

**Phone:** (469) 332-4952

### Shaddock Custom Homes

120' Lots | Homes sizes: 3,300 to 8,000 sq. ft.

**Neighborhood:** The Pinnacle

**Pricing:** Homes starting at \$1.9 Million

**Phone:** (801) 473-4378

### Southgate Homes

61' Lots | Home sizes: 2,400 to 3,600 sq. ft.

71' Lots | Home sizes: 2,200 to 4,200 sq. ft.

**Neighborhood:** Creekside, Northview, Overlook

**61' Model Home:** 4300 Old Rosebud Lane

**71' Model Home:** 3631 Whimbrel Court

**Pricing:** 61' Homes starting at \$809,900

71' Homes starting at \$969,900

**Phone:** (469) 559 5195 (61' Lots)

**Phone:** (469) 580 0735 (71' Lots)

### Tradition Homes

61' Lots | Home sizes: 2,400 to 3,600 sq. ft.

71' Lots | Home sizes: 2,200 to 4,200 sq. ft.

**Neighborhood:** The Point

**61' Model Home:** 4701 Belo Drive

**71' Model Home:** 4210 Old Rosebud Lane

**Pricing:** Patio homes starting in the high \$700s

**Phone:** (214) 335-4387



Read more about the amenities  
[WindsongRanchLiving.com/lifestyle](http://WindsongRanchLiving.com/lifestyle)

## LIFE AT *Windsong Ranch*

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 green space, a crystal clear lagoon, miles of hike & bike trails, resort-style pools, play areas, state-of-the-art fitness facilities and a full calendar of events designed to connect neighbors. Windsong Ranch is situated in the outstanding Prosper Independent School District, close to upscale shopping, dining and entertainment venues.

### 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, Bryant Elementary School and Primrose Daycare and School
- Championship 18-hole disc golf course
- Community garden
- THE LAGOON – Five acres of clear water and sandy beaches just for residents!





## 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



WINDSONG RANCH  
ELEMENTARY SCHOOL  
800 COPPER CANYON DR.



**Read more about Prosper ISD**  
[WindsongRanchLiving.com/location](http://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 and Bryant Elementary School, which are located on site. [Website: Prosper-isd.net](http://Prosper-isd.net)

### Current Schools

#### **Windsong Ranch Elementary School (K-5)**

The Windsong Ranch Elementary School is located on Copper Canyon Drive in the Cadence neighborhood. This beautiful school is connected to parks and other neighborhoods through an extensive hike & bike trail system with pedestrian tunnels.

#### **Mrs. Jerry Bryant Elementary School (K-5)**

The Mrs. Jerry Bryant Elementary is located in Windsong Ranch's newest neighborhood, The Summit. As the second on-site elementary school, Bryant Elementary also features the safety and convenience of the community hike & bike trail system with pedestrian tunnels.

#### **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.*



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## EDUCATION

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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.



# DRIVE TIMES



- To Dallas N. Tollway**  
Approx. 2 Minutes
- To Frisco / Preston - SH 289**  
Approx. 5 Minutes
- PGA of America Frisco Headquarters**  
Approx. 6 Minutes
- To McKinney**  
Approx. 8 Minutes
- To Platinum 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 low tax rates and the highest quality lifestyle available for 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 1.98 percent, broken down as follows:

2025 Town of Prosper ( <a href="http://www.prosptx.gov">http://www.prosptx.gov</a> )	\$0.505
2025 Prosper ISD ( <a href="http://www.prosper-isd.net">http://www.prosper-isd.net</a> )	\$1.255
2025 Denton County ( <a href="http://www.dentoncad.com">http://www.dentoncad.com</a> )	\$0.2249
<b>TOTAL</b>	<b>\$1.98</b>

### 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?

Single-family homes are \$210 per month, billed quarterly at \$630, and includes 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. The Villas/Townhomes neighborhood have an additional assessment of \$324 per month, billed monthly, that covers the insurance on roofs, exterior maintenance, landscaping, irrigation, etc. Community management is handled by CCMC, a professional management company that specializes in master-planned communities.



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

Whether it is the annual Windsong Ranch Wine & Music Festival, an outdoor movie night or a fitness class, there is something for everyone at Windsong Ranch! Our full-time Lifestyle Department plans engaging events and programs for children, families and adults to create a true sense of community.



The amenities at Windsong Ranch are second to none. At THE COMMONS, you'll find our 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, 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.

### Will there be schools located within Windsong Ranch?

Windsong Ranch Elementary and Bryant Elementary are the first of four total planned Prosper ISD school locations in Windsong Ranch. Future plans include a middle school and a high school.

### 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 – 5	Mrs. Jerry Bryant Elementary School	On-site
K – 8	St. Martin de Porres Catholic School	Near Entry
6 – 8	Rushing Middle School	1.6 miles
9 – 12	Prosper High School	6.6 miles
Bus service is provided.		

### 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 and lot sizes in Windsong Ranch?

#### Home Sizes:

Windsong single-family homes range from 2,200 – 8,000 sq. ft.

#### Lot Sizes:

Single-family lot sizes are: 50' x 130', 61' x 130', 66' x 130', 71' x 130', 76' x 130', 81' x 130' and 86' x 140'. The minimum depth of lots is 130'; some lots are deeper.

#### Villa Sizes:

Single-story Villas range from 1,300 – 1,702 sq. ft.

#### Townhomes Sizes:

Two-story Townhomes range from 1,400 – 1,900 sq. ft.

### 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
- Optimum – (866) 950-3278



## 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/micro-biocides 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.

KAYAK  
•  
PADDLE BOARD  
•  
AND MORE!

## 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.

5-ACRE  
CRYSTAL  
CLEAR  
LAGOON

## 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](http://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

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