

Windsong Ranch: New Homes in Prosper Texas

July 08, 2019

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Windsong Ranch is a master-planned community located in Prosper, Texas. There are currently 12 new home builders in this subdivision. The new home builders building in this neighborhood are American Legend Homes, Belclair Homes, Britton Homes, Chesmar Homes, Darling Homes, Drees Custom Homes, Grenadier Homes, Highland Homes, Huntington Homes, MainVue Homes, Shaddock Homes, and Shaddock Caldwell Custom Homes.

Windsong Ranch master-planned neighborhood is over 2,000 acres and will have approximately 3,500 single family homes. In the neighborhood. There are 4 amenities centers, four schools, two fire stations and over 600 acres of green space, parks, creeks, hike & bike trails, and amenities. They even have their own neighborhood garden. There are a lot of retail stores that are being constructed along Highway 380. Krogers grocery store is amongst the first stores to expand out to the city. Nearby there are also other retail stores such as Ross, Marshall, Cabella, Walmart and others.

Property taxes in Windsong Ranch is roughly 2.4 percent. What also makes this master-planned neighborhood attractive for buyers is there are no MUD taxes. Many 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. MUD taxes can end up costing homeowners so much money that it causes many to not be able to afford to buy a new home.

Many people ask what Home Owners Association Dues and what do homeowners get for it. Currently, right now the dues are $128.00 a month, billed quarterly. This covers the maintenance and upkeep of all of the common areas and high-level life Style programming. There is a full-time Lifestyle Director hired to handle all Wine & Music Festival, an outdoor movie night on the dock, a fitness class, a holiday celebration or tennis lessons with a pro. The staff also plans events for children, families, and adults to engage residents and create a true sense of community.

Amenities in the neighborhood include Windsong Ranch Café, a fitness center, an outdoor living area with an oversized gas burning fireplace and two swimming pools with cabanas. In addition, Windsong Ranch has miles of 8-foot-wide hike & bike trails, tennis and pickleball courts, a basketball court, an event lawn and amphitheater, mountain bike course, championship 18-hole disc golf course, community garden, dog park and over 600 acres of green open spaces. The newest addition added is THE LAGOON, a 5-acre, freshwater, clear tropical lagoon with white sand beaches.

Crystal Blue Lagoon

The Crystal Lagoon beach is the new addition that has opened in June 2019. This 5-acre Crystal Blue Lagoon is one of the few that are being built in Texas. The wide variety of recreational activities includes swimming, kayaking, remote control boat races, paddleboarding, and windsurfing. Parents will be interested in the water and is it safe for their children. In fact, the filtration system applies controlled pulses of very small quantities of oxidants/micro-biocides to the water in the lagoon. This process allows up to 100 times fewer chemicals to be used that?s applied in swimming pools and it isn?t necessary to maintain a high and permanent level of disinfection. Hours of operation are from 10 am to 8 pm Tuesday through Sunday. It will be open all year long. There won?t be a cafe at this location, but there will be room for food trucks to be available, coordinated by the lifestyle event coordinator, representatives say. There are approximately 80 to 100 parking spaces that will be available for parking.

Single-family homes range from 1,900 sqft to 5,600 sqft. Home prices start in the low $400,000 to $1 million plus. Lot sized ranges from 61? x 130?, 66? x 130?, 71? x 130?, 76? x 130? and 86? x 130?. The minimum depth of lots is 130? and special lots are deeper. Single story and two-story Villas range from 1,200 ? 2,300 sq. ft. Villa prices start in the low $300,000.

About schools

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

Windsong Ranch Elementary is the first of four Prosper ISD school locations in Windsong Ranch. There are plans for one additional elementary school, a middle school, and a high school to be constructed. Click here to get more information on Windsong Ranch. There, those interested can view a list of all the builders that are currently building in the neighborhood, their floorplans and any photos that may be currently available.
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