


SICILY LAGOON

Princeton ISD



Plan Address	Price	Stories Sq Ft	Bed, Bath, Garage	Additional Features
 <p>Scarlett 3109 Lucia Way</p>	\$319,000	2-Story 2,015 Sq Ft	4 Bed 3 Bath 2 Car	<ul style="list-style-type: none"> • Entry Foyer • Open Dining Area • Covered Patio • 40 ft lot with Elevation C
 <p>Clover II 3002 Italia Terrace</p>	\$325,000	1-Story 1,981 Sq Ft	3 Bed 2 Bath 2 Car	<ul style="list-style-type: none"> • Dining Room • Flex Room • 50 ft lot with Elevation C
 <p>Juniper III 3203 Giovanni Point</p>	\$329,000	1-Story 1,800 Sq Ft	3 Bed 2 Bath 2 Car	<ul style="list-style-type: none"> • Dining Room • Covered Patio • 50 ft lot with Elevation B
 <p>Beckett 3117 Lucia Way</p>	\$349,000	2-Story 2,253 Sq Ft	4 Bed 2.5 Bath 2 Car	<ul style="list-style-type: none"> • Game Room • Covered Patio • 40 ft lot with Elevation B
 <p>Aurora 3102 Cordelia Drive</p>	\$359,000	2-Story 2,438 Sq Ft	4 Bed 2.5 Bath 2 Car	<ul style="list-style-type: none"> • Game Room • Fireplace • Covered Patio • 40 ft lot with Elevation B
 <p>Aurora 3210 Lucia Way</p>	\$359,000	2-Story 2,444 Sq Ft	4 Bed 2.5 Bath 2 Car	<ul style="list-style-type: none"> • Game Room • Covered Patio • 40 ft lot with Elevation A
 <p>Waverly 3107 Giovanni Point</p>	\$379,000	1-Story 2,165 Sq Ft	4 Bed 2 Bath 2 Car	<ul style="list-style-type: none"> • Dining Room • Open Floor Plan • Covered Patio • 50 ft lot with Elevation A

3005 Halcyon Street, Princeton, TX 75407

Sales Concierge | (469) 946-8066 | Sicily@MegatelHomes.com



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ABOUT SICILY

Seller does not represent/guarantee that the project will be serviced by any particular public school/school district or, once serviced by a particular school/school district, that the same school/school district will service the project for any particular period of time. Eligibility requirements (including geographical) may change over time. You should independently confirm which schools/districts serve the project and learn more information about the school district's boundary change process prior to executing a purchase contract. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Buyer should rely on his or her own evaluation of useable area. Completion and/or move-in dates are estimated. Prices, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are artist conceptions. Hardscape, landscape and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Floor plans are the property of Megatel Homes and may not be reproduced without the written agreement of Megatel Homes. This ad contains general information about a new home community in Texas and it is not an offer or the solicitation of an offer for the purchase of a new home. This information is not directed to residents of any other state that requires registration or permit issuance prior to the publication of such information.

Issue Date: 06.16.26

	Plan Address	Price	Stories Sq Ft	Bed, Bath, Garage	Additional Features
	Madison II 3002 Cremini Falls	\$479,000	2-Story 3,469 Sq Ft	5 Bed 4 Bath 2 Car	<ul style="list-style-type: none">• Welcoming Entry Foyer• Formal Dining & Breakfast Nook• Fireplace• Game & Media Room• Covered Patio• 50 ft lot with Elevation L-A

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