

# VENETIAN LAGOON

McKinney ISD



Plan Address	Price	Stories Sq Ft	Bed, Bath, Garage	Additional Features	
	<b>Iris</b> 725 Fencerow Trail	<b>\$339,000</b>	1-Story 1,642 Sq Ft	3 Bed 2 Bath 2 Car	<ul style="list-style-type: none"> <li>• Dining Room</li> <li>• Covered Patio</li> <li>• 50 ft lot with Elevation A</li> </ul>
	<b>Juniper III</b> 536 Chianti Drive	<b>\$359,000</b>	1-Story 1,774 Sq Ft	3 Bed 2 Bath 2 Car	<ul style="list-style-type: none"> <li>• Dining Room</li> <li>• Covered Patio</li> <li>• 50 ft lot with Elevation A</li> </ul>
	<b>Clover II</b> 608 Verona Drive	<b>\$379,000</b>	1-Story 1,953 Sq Ft	4 Bed 2 Bath 2 Car	<ul style="list-style-type: none"> <li>• Study</li> <li>• Covered Patio</li> <li>• 50 ft lot with Elevation B</li> </ul>
	<b>Scarlett</b> 720 Palazzo Place	<b>\$384,000</b>	2-Story 2,041 Sq Ft	4 Bed 3 Bath 2 Car	<ul style="list-style-type: none"> <li>• Front Porch &amp; Covered Patio</li> <li>• 50 ft lot with Elevation B</li> </ul>
	<b>Dorrian</b> 805 Palazzo Place	<b>\$399,000</b>	1-Story 2,088 Sq Ft	4 Bed 2.5 Bath 2 Car	<ul style="list-style-type: none"> <li>• Front Patio</li> <li>• Gourmet Kitchen</li> <li>• 50 ft lot with Elevation D</li> </ul>
	<b>Waverly</b> 609 Palazzo Place	<b>\$429,000</b>	1-Story 2,165 Sq Ft	4 Bed 2 Bath 2 Car	<ul style="list-style-type: none"> <li>• Breakfast Nook &amp; Dining Room</li> <li>• Fireplace</li> <li>• Covered Patio</li> <li>• 50 ft lot with Elevation A</li> </ul>
	<b>Beckett</b> 540 Chianti Drive	<b>\$429,000</b>	2-Story 2,254 Sq Ft	4 Bed 2.5 Bath 2 Car	<ul style="list-style-type: none"> <li>• Game Room</li> <li>• 50 ft lot with Elevation B</li> </ul>

1657 Barnwood Trace, Celina, TX 75009  
 Sales Concierge | (469) 946-8066 | [Venetian@MegatelHomes.com](mailto:Venetian@MegatelHomes.com)



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ABOUT VENETIAN

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 may not reflect actual measurements. Different 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: 02.06.26

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Plan Address	Price	Stories Sq Ft	Bed, Bath, Garage	Additional Features	
	<b>Annabelle III</b> 636 Palazzo Place	<b>\$489,000</b>	2-Story 2,412 Sq Ft	4 Bed 2.5 Bath 2 Car	<ul style="list-style-type: none"> <li>• Dining Room</li> <li>• 50 ft lot with Elevation A</li> </ul>
	<b>Lakefront</b> 720 Verona Drive	<b>\$499,000</b>	2-Story 2,444 Sq Ft	4 Bed 2.5 Bath 2 Car	<ul style="list-style-type: none"> <li>• Dining Room &amp; Game Room</li> <li>• Fireplace</li> <li>• Covered Patio</li> <li>• 50 ft lot with Elevation A</li> </ul>
	<b>Burlington</b> 813 Palazzo Place	<b>\$539,000</b>	2-Story 2,781 Sq Ft	4 Bed 2.5 Bath 2 Car	<ul style="list-style-type: none"> <li>• Dining Room &amp; Game Room</li> <li>• Fireplace</li> <li>• Covered Patio &amp; Front Porch</li> <li>• 50 ft lot with Elevation A</li> </ul>
	<b>Madison II</b> 601 Palazzo Place	<b>\$559,000</b>	2-Story 3,159 Sq Ft	5 Bed 4 Bath 2 Car	<ul style="list-style-type: none"> <li>• Front Porch &amp; Covered Patio</li> <li>• Fireplace</li> <li>• 50 ft lot with Elevation A</li> </ul>
	<b>Normandy</b> 728 Verona Drive	<b>\$589,000</b>	2-Story 3,492 Sq Ft	4 Bed 4 Bath 3 Car	<ul style="list-style-type: none"> <li>• Gourmet Kitchen</li> <li>• Media Room &amp; Game Room</li> <li>• Tandem Storage</li> <li>• Fireplace</li> <li>• 50 ft lot with Elevation B</li> </ul>
	<b>Normandy</b> 602 Amalfi Way	<b>\$619,000</b>	2-Story 3,926 Sq Ft	4 Bed 4.5 Bath 3 Car	<ul style="list-style-type: none"> <li>• Breakfast Nook &amp; Dining Room</li> <li>• Media Room &amp; Study</li> <li>• Fireplace</li> <li>• Gourmet Kitchen</li> <li>• Front Porch &amp; Covered Patio</li> <li>• 50 ft lot with Elevation A</li> </ul>
	<b>Normandy</b> 1426 Greenbriar Blvd	<b>\$659,000</b>	2-Story 4,100 Sq Ft	5 Bed 5.5 Bath 2 Car	<ul style="list-style-type: none"> <li>• Breakfast Nook &amp; Dining Room</li> <li>• Game Room &amp; Media Room</li> <li>• Butler's Pantry &amp; Fireplace</li> <li>• Front Porch &amp; Covered Patio</li> <li>• 50 ft lot with Elevation C</li> </ul>

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