

# ANACAPRI LAGOON

Anna ISD



|                                                                                    | Plan Address                                                      | Price            | Stories Sq Ft          | Bed, Bath, Garage          | Additional Features                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------|------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Dawson</b><br>740 Santa Lucia Drive<br>Move-in-Ready           | <b>\$319,000</b> | 2-Story<br>1,777 Sq Ft | 3 Bed<br>2.5 Bath<br>2 Car | <ul style="list-style-type: none"> <li>Cozy Entry Foyer</li> <li>Utility Room</li> <li>Covered Patio</li> <li>40 ft lot with Elevation B</li> </ul>                                                                            |
|    | <b>Florence</b><br>805 Santa Lucia Drive<br>Move-in-Ready         | <b>\$324,000</b> | 2-Story<br>1,805 Sq Ft | 4 Bed<br>2.5 Bath<br>2 Car | <ul style="list-style-type: none"> <li>Lot Premium</li> <li>Covered Patio</li> <li>40 ft lot with Elevation B</li> </ul>                                                                                                       |
|    | <b>Juniper IV</b><br>1201 Cristiano Lane<br>Under Construction    | <b>\$389,000</b> | 1-Story<br>1,723 Sq Ft | 3 Bed<br>2 Bath<br>2 Car   | <ul style="list-style-type: none"> <li>Entry Foyer</li> <li>Study &amp; Utility Room</li> <li>Covered Patio</li> <li>50 ft lot with Elevation D</li> </ul>                                                                     |
|   | <b>Beckett II</b><br>1009 Santa Lucia Drive<br>Under Construction | <b>\$419,000</b> | 2-Story<br>2,256 Sq Ft | 4 Bed<br>3.5 Bath<br>2 Car | <ul style="list-style-type: none"> <li>Welcoming Entry Foyer</li> <li>Gourmet Kitchen</li> <li>Utility Room</li> <li>Game Room</li> <li>Covered Patio</li> <li>40 ft lot with Elevation C</li> </ul>                           |
|  | <b>Celeste</b><br>744 Santa Lucia Drive<br>Move-in-Ready          | <b>\$419,000</b> | 2-Story<br>2,819 Sq Ft | 4 Bed<br>3.5 Bath<br>2 Car | <ul style="list-style-type: none"> <li>Game Room</li> <li>Open Dining Area</li> <li>Covered Patio</li> <li>40 ft lot with Elevation A</li> </ul>                                                                               |
|  | <b>Sophia</b><br>901 Tartane Drive<br>Coming Soon                 | <b>\$420,500</b> | 1-Story<br>1,950 Sq Ft | 3 Bed<br>2.5 Bath<br>2 Car | <ul style="list-style-type: none"> <li>Mud &amp; Utility Rooms</li> <li>Linear Fireplace</li> <li>Split Floor Plan</li> <li>Covered Patio</li> <li>Flexible Tandem Bay</li> </ul>                                              |
|  | <b>Berkley</b><br>220 Tartane Drive<br>Under Construction         | <b>\$429,000</b> | 1-Story<br>2,162 Sq Ft | 3 Bed<br>3 Bath<br>2 Car   | <ul style="list-style-type: none"> <li>Welcoming Entry Foyer</li> <li>Study &amp; Formal Dining</li> <li>60in Linear Fire Place</li> <li>Gourmet Kitchen</li> <li>Covered Patio</li> <li>50 ft lot with Elevation A</li> </ul> |

508 Santa Lucia Drive, Anna, TX 75409

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



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ABOUT ANACAPRI

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: 07.20.26

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|    | <b>Celeste</b><br>900 Amenduni Lane<br>Coming Soon         | <b>\$456,650</b> | 2-Story<br>2,757 Sq Ft | 4 Bed<br>3.5 Bath<br>2 Car                 | <ul style="list-style-type: none"> <li>• Linear Fireplace</li> <li>• Open Floor Plan</li> <li>• Game Room</li> <li>• Covered Patio</li> </ul>                                                                                                                                                                |
|    | <b>Normandy</b><br>513 Tartane Drive<br>Move-in-Ready      | <b>\$499,000</b> | 2-Story<br>3,532 Sq Ft | 3 Bed<br>3.5 Bath<br>2 Car +<br>Tandem Bay | <ul style="list-style-type: none"> <li>• Grand Entry Foyer</li> <li>• Formal Dining &amp; Breakfast</li> <li>• Fireplace</li> <li>• Study &amp; Game Room</li> <li>• Media Room</li> <li>• Covered Patio</li> <li>• Spacious Tandem Storage Bay</li> <li>• 50 ft lot with Elevation B</li> </ul>             |
|    | <b>Normandy</b><br>620 Lido Lane<br>Move-in-Ready          | <b>\$509,000</b> | 2-Story<br>3,532 Sq Ft | 4 Bed<br>4 Bath<br>2 Car                   | <ul style="list-style-type: none"> <li>• Grand Entry Foyer</li> <li>• Formal Dining &amp; Breakfast</li> <li>• Fireplace</li> <li>• Game &amp; Media Room</li> <li>• Utility &amp; Mud Room</li> <li>• Spacious Tandem Storage Bay</li> <li>• Covered Patio</li> <li>• 50 ft lot with Elevation B</li> </ul> |
|   | <b>Normandy</b><br>609 Amenduni Lane<br>Move-in-Ready      | <b>\$529,000</b> | 2-Story<br>3,503 Sq Ft | 5 Bed<br>5 Bath<br>2 Car                   | <ul style="list-style-type: none"> <li>• Grand Entry Foyer</li> <li>• Formal Dining &amp; Breakfast</li> <li>• Fireplace</li> <li>• Game Room</li> <li>• Utility &amp; Mud Room</li> <li>• Spacious Tandem Storage Bay</li> <li>• Covered Patio</li> <li>• 50 ft lot with Elevation L-A</li> </ul>           |
|  | <b>Barcelona</b><br>508 Portina Drive<br>Move-in-Ready     | <b>\$539,000</b> | 2-Story<br>3,839 Sq Ft | 4 Bed<br>3.5 Bath<br>3 Car                 | <ul style="list-style-type: none"> <li>• Grand Entry Foyer</li> <li>• Study &amp; Loft</li> <li>• Formal Dining &amp; Breakfast</li> <li>• Extended Living Room</li> <li>• Media Room</li> <li>• Extra Storage Spaces</li> <li>• Utility room</li> <li>• 50 ft lot with Elevation A</li> </ul>               |
|  | <b>Barcelona</b><br>108 Santa Lucia Drive<br>Move-in-Ready | <b>\$559,000</b> | 2-Story<br>4,058 Sq Ft | 5 Bed<br>4.5 Bath<br>2 Car                 | <ul style="list-style-type: none"> <li>• Grand Entry Foyer</li> <li>• Study &amp; Loft</li> <li>• Formal Dining &amp; Breakfast</li> <li>• Extended Living Room</li> <li>• Media Room</li> <li>• Extra Storage Spaces</li> <li>• Utility room</li> <li>• 50 ft lot with Elevation A</li> </ul>               |

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