



## Community Info

Lagoon life is coming to McKinney ISD! Welcome to Venetian, an exclusive luxury community located in Celina, Texas. Celina is a city where small-town pride thrives, and dreams are given room to grow in an up-and-coming, rapidly expanding locale. In Venetian, we embody the very spirit of Celina itself. With McKinney ISD, a highly respected school district, your children can receive an exceptional education close to home. Our master-planned community has been meticulously designed to enhance your quality of life, providing modern convenience while harmonizing seamlessly with Celina's charming small-town atmosphere.



## Hot List

Get rates as low as 2.99% (7.41% APR) on select homes until September 30!

Address	Plan	Bed   Bath   Story	Square Feet	Price	
1625 Cloud Cover View	Clover II	3   2   1	1,981 Sq Ft	<del>\$520,000</del>	<b>\$418,850</b>
513 Hoot Owl Hill	Juniper III	3   2   1	1,800 Sq Ft	<del>\$541,400</del>	<b>\$458,850</b>
725 Rusty Spurs Place	Robin	4   2.5   2	2,148 Sq Ft	<del>\$521,500</del>	<b>\$478,850</b>
441 Hoot Owl Hill	Annabelle III	4   2.5   2	2,438 Sq Ft	<del>\$587,900</del>	<b>\$488,850</b>
611 Rain Barrel Place	Marigold	4   3.5   2	2,658 Sq Ft	<del>\$627,000</del>	<b>\$498,850</b>

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.