



Welcoming
YOU Home to





THE ENCLAVE AT LEGACY HILLS

Celina, Texas



Welcome home to the Enclave at Legacy Hills, our newest premier, master-planned community in the heart of Celina, Texas. The community takes pride in its 18-hole championship golf course complete with its own driving range, putting green, short game and clubhouse. Legacy Hills is the perfect place for your family to settle down and stay awhile.

Residents of Legacy Hills will experience unparalleled living with expansive lots and expertly-designed homes that provide a variety of luxe interior and exterior style options to fashion your dream home. Life here extends beyond your backyard with 7 amenity centers each with its own resort-style pool that’s sure to feel like an oasis. Additional highlights include a number of walking paths that meander throughout the community and land reserved for two future Celina ISD schools.

Celina is a prime location in North Texas with its strategic positioning next to the Dallas North Tollway — a direct route to many destinations in the DFW Metroplex. Celina’s proximity to Frisco, Plano and North Dallas means you’re close to the area’s best shopping, dining, entertainment and career hubs.

BUILDING AN EXTENSION OF
YOU

We see your life story as the blueprint for your perfect home, so our team builds with **YOU** at the heart of each plan. Beginning with a framework that reflects your family values, constructing spaces that support your growth and dreams, and finishing with the details that make it uniquely your own. Every brick, beam and brushstroke is *yours*.

DOWNTOWN CELINA

Explore the Historic Downtown Square in the heart of Celina. There’s plenty of things to do in this quaint district of preserved historic buildings:

- Shop small businesses
- Wine & dine at local spots
- Attend monthly events

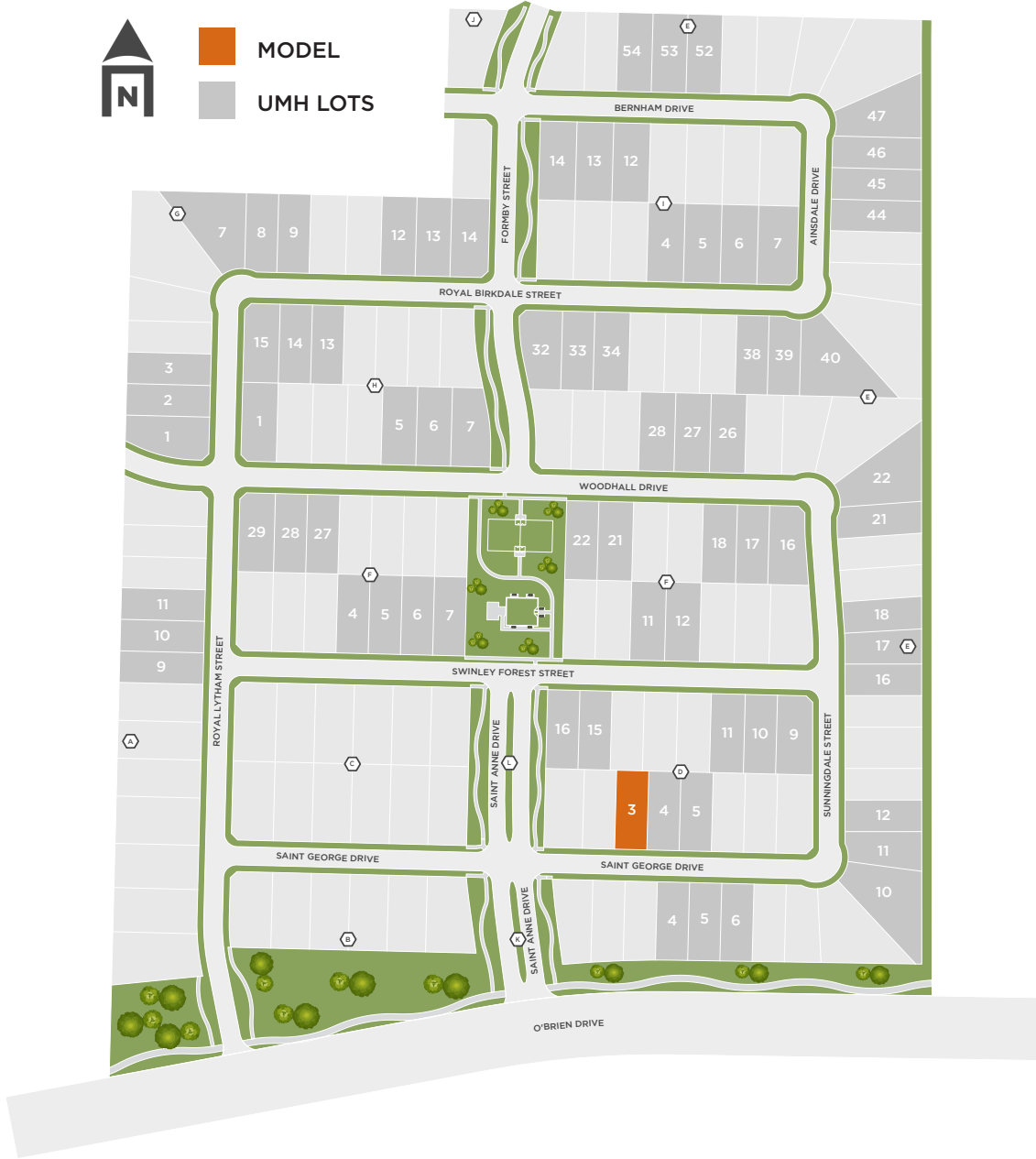


TOP-TIER EDUCATION

Parents that join the Legacy Hills community can rest assured that their children will receive an exemplary education throughout the course of their academic journey. Known as the “destination district” for its ever growing student enrollment and high ratings, Celina ISD is often a selling point for families choosing to move to the area — and it does not disappoint! The district is proud to maintain excellent academic and special education programs, champion athletics, distinguished fine arts, and the best of the best facilities. Celina ISD and its team of dedicated professionals are passionate about coaching your kids to strive for success and embody all-around greatness.

UNIONMAIN

Sitemap



With spacious, modern floor plans, Legacy Hills has a home for every taste and lifestyle. Our highly personalized homebuying process allows each family to customize their ideal space with upgrade options that meet both wants and needs.

SELECT COLLECTION

- 1,861 - 3,276 SqFt
- 3 - 5 Beds
- 2 - 4 Baths
- 2 - Car Garages
- Home Office / Study in Select Home Designs
- Media Room / Loft in Select Home Designs



SCHOOL DISTRICT

- Lykins Elementary School (K-5)
- Moore Middle School (6-8)
- Celina High School (9-12)

SAN JACINTO

PLAN #4107 | 1,861 SQFT



4 Bed



2 Bath



1 Story



2 Garage

UPGRADE OPTIONS:

Extended Outdoor Living, Corner Fireplace, Extended Primary Suite, Super Shower, Primary Bath Barn Door, Dual Sink Vanity at Secondary Bath

ABOUT:

The San Jacinto floor plan is a spacious and well-designed home spanning 1,861 square feet. This 4-bedroom, 2-bathroom residence offers a comfortable and functional layout suitable for modern living. The open concept living and dining areas create a seamless flow, providing ample space for family gatherings and entertaining guests. The primary bedroom comes complete with an en-suite bathroom, featuring dual sinks for added convenience and a luxurious soaking tub for relaxation. With its thoughtful design and practical amenities, the San Jacinto floor plan is a perfect blend of style and comfort, creating an inviting and enjoyable living space for residents.



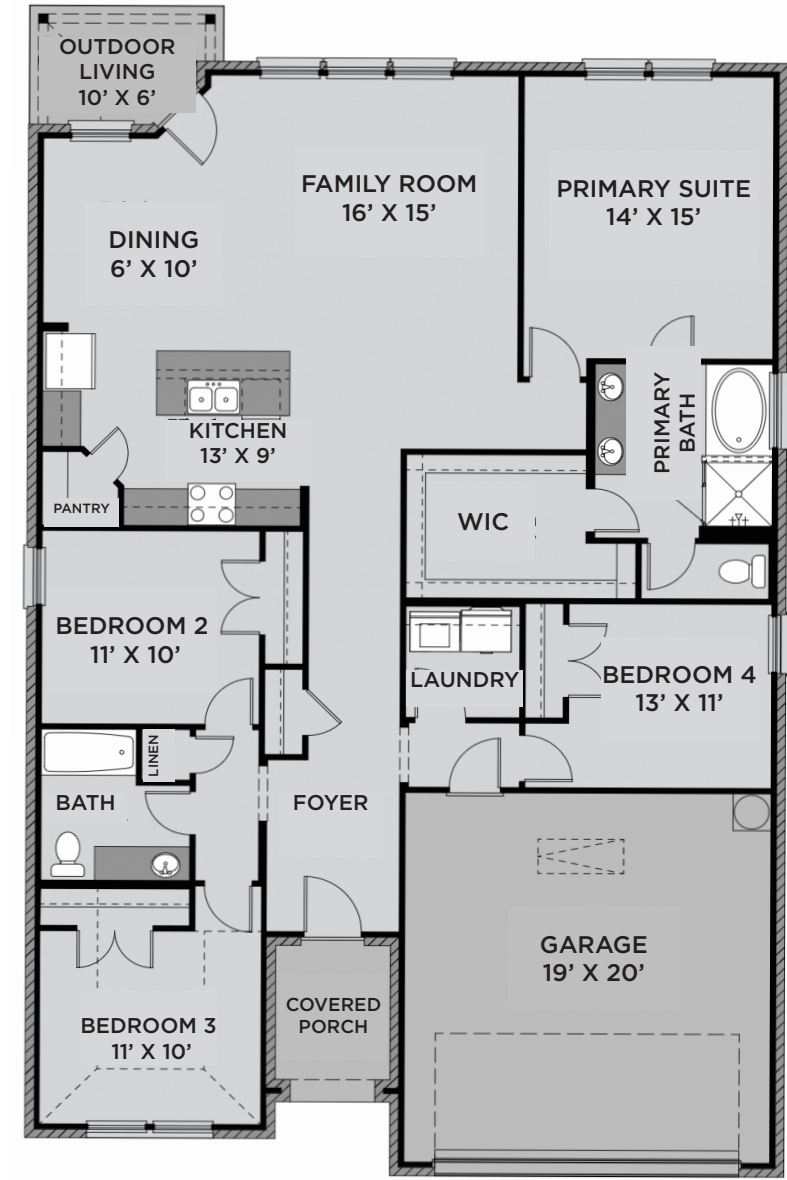
ELEVATION A



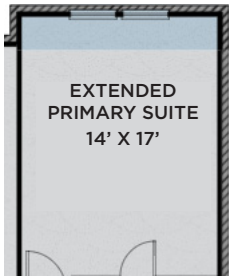
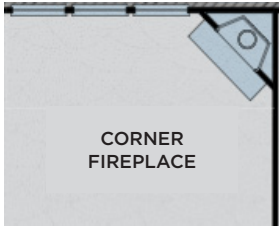
ELEVATION B



ELEVATION C



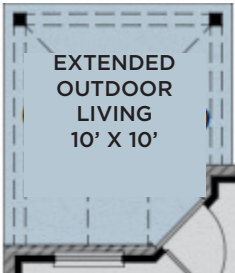
FIRST FLOOR



Extended Primary Suite



Super Shower



Dual Sink Vanity at Bath 2

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BRAZOS

PLAN #4110 | 2,052 SQFT



3-4 Bed



2 Bath



1 Story



2 Garage

UPGRADE OPTIONS:

Extended Outdoor Living, Extended Primary Suite, Additional Bedroom 4, Tray Ceiling at Foyer, Super Shower, Study, Center Fireplace, Gourmet Kitchen, Primary Door to Flex, Primary Bath Barn Door, Primary WIC Door to Laundry

ABOUT:

Well-designed contemporary living, indoors and out. The Brazos's enticing covered porch and entryway open to the spacious great room and desirable covered porch beyond. The well-equipped gourmet kitchen is highlighted by a large center island with breakfast bar, a walk-in pantry and access to the dining room - the perfect layout for both formal and casual entertaining. The stunning primary bedroom is complete with a spacious walk-in closet and luxurious master bath, featuring, dual-sink vanity, separate tub, luxe shower and linen closet. The large secondary bedrooms share a well-appointed full bath. Additional highlights include a desirable flex room and a centrally located laundry room.



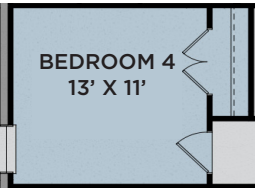
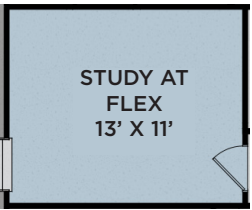
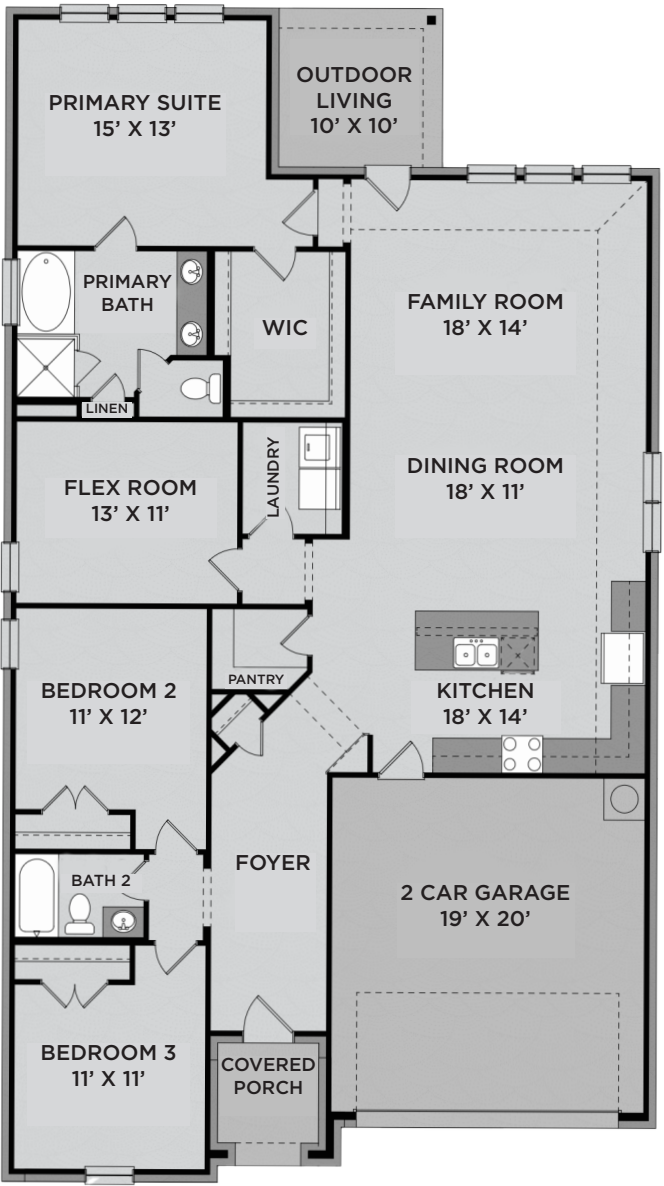
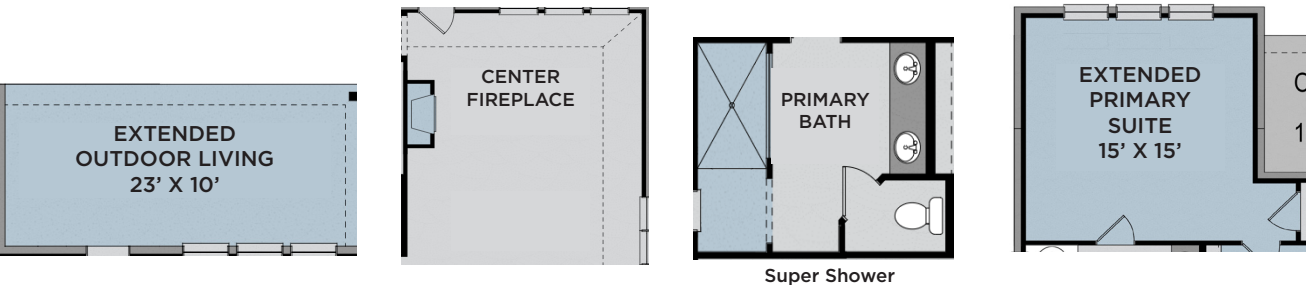
ELEVATION A



ELEVATION B



ELEVATION C



FIRST FLOOR

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SANDERS

PLAN #4130 | 2,157 SQFT



3-4 Bed



2 Bath



1 Story



2 Garage

UPGRADE OPTIONS:

Extended Outdoor Living, Gourmet Kitchen, Mud Bench, Indoor Center Fireplace, Retreat in lieu of Bedroom 4 Layout, Study at Flex

ABOUT:

The Sanders offers a thoughtfully designed one-story layout that maximizes functionality and comfort. The covered porch opens to a welcoming foyer that flows seamlessly into a spacious kitchen with an island, walk-in pantry, and clear views of the dining and expansive family room—ideal for entertaining or everyday living. A sliding door off the family room leads to a cozy outdoor living space. The private primary suite, located at the back of the home, features a large walk-in closet and a luxurious en-suite bath with dual sinks, a soaking tub, and a separate glass shower. Three additional bedrooms share a full bath, with easy access from a central hallway. A flexible front room is perfect for a home office or playroom, while the mudroom and laundry area connect directly to the two-car garage for everyday convenience.



ELEVATION A



ELEVATION B



FIRST FLOOR

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PLAN #4120E | 2,275 SQFT



3-4 Bed



2-4 Bath



1-1.5 Story



2 Garage

Indoor Corner Fireplace, Built-In Dining/
Laundry Cabinets, French/Barn Doors at
Flex, Primary Bath Barn Door, Tray Ceiling
at Foyer/Primary Suite, Super Shower,
Mud Bench, Gourmet Kitchen, Flex Room/
Study with Powder Room, Additional
Bedroom 4 with Optional Full Bath 3

The charming Colorado Executive features a covered porch and patios, making it easy to enjoy outdoor living. The entire house has enormous 10' ceilings and extended windows. A marvelous flex room is centrally located to the secondary bedrooms, providing a great alternative living space for multi-generation entertaining. The secondary bedrooms include private full baths and walk-in closets. The Colorado also boasts a magnificent open kitchen with a large island, plenty of counter space and a spacious breakfast area. The expansive primary suite offers a sumptuous primary bath with dual vanities and an enormous walk-in closet.



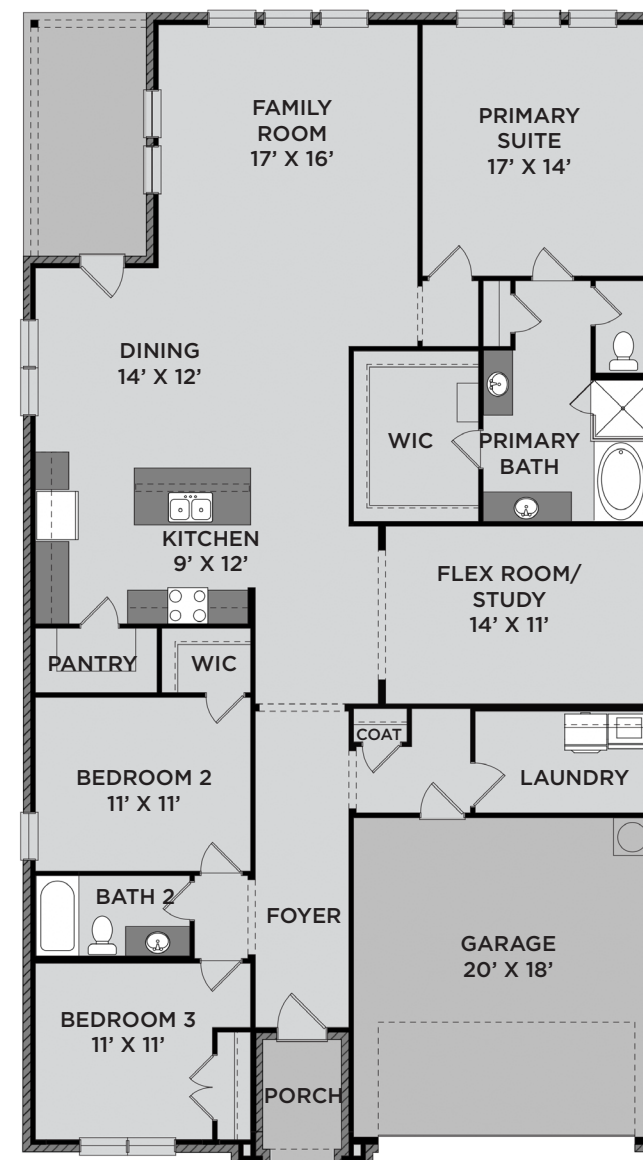
ELEVATION A



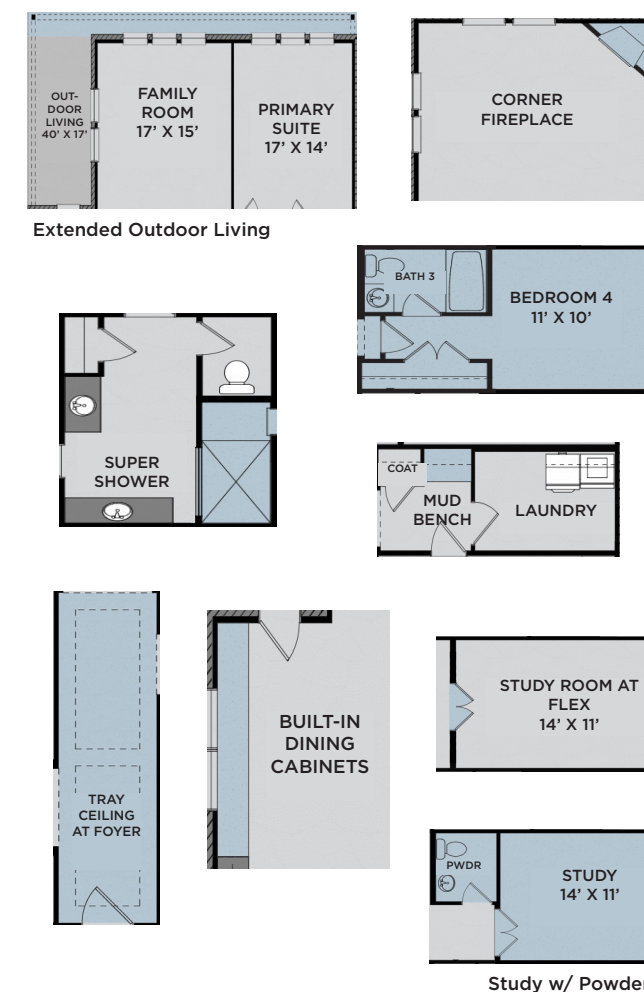
ELEVATION B



ELEVATION C



FIRST FLOOR



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RIO GRANDE

executive

PLAN #4125E | 2,372 SQFT



4 Bed 3 Bath



1 Story 2 Garage

UPGRADE OPTIONS:

Extended Primary Suite, Extended Outdoor Living, Super Shower, Center Fireplace, Primary Bath Barn Door, Laundry Cabinets, Primary WIC Door to Laundry, Gourmet Kitchen, Mud Bench, Primary Suite's Flex Room, Tray Ceiling at Foyer, Dual Sink Vanity at Bath 3, Additional Family Room Windows

ABOUT:

The Rio Grande Executive's stateliness begins in the foyer, with wide open views overlooking the living spaces. The lavish kitchen with a large center island opens to a wall of windows in the family room, which features an optional fireplace and flows seamlessly to the dining space. Also overlooking the covered patio, sits a study or flex space to fit your needs. This 4 bedroom, 3 bath design offers one of our most expansive single story layouts. Optional upgrades include a 2.5 or 3 car garage, expanded owner's suite, and expanded outdoor living space.



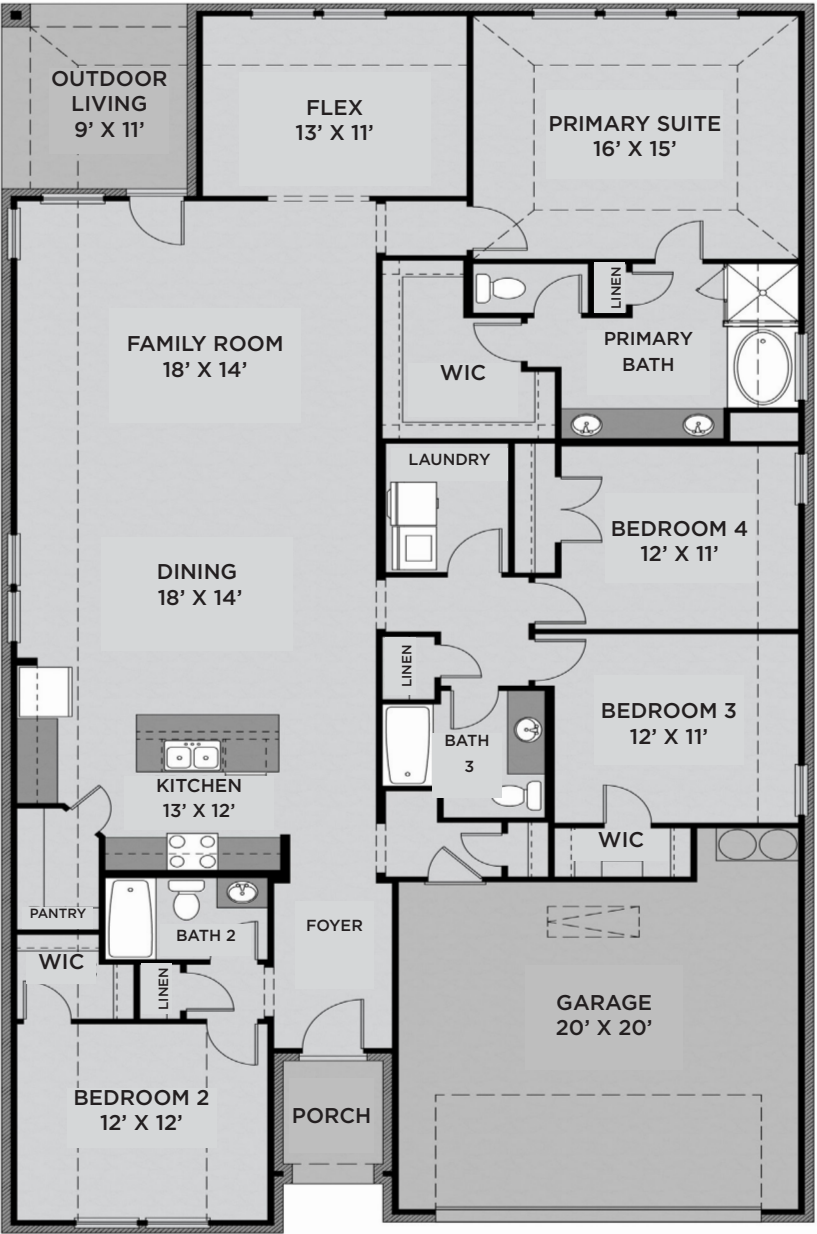
ELEVATION A



ELEVATION B



ELEVATION C



FIRST FLOOR

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SALADO

PLAN #4270 | 2,581 SQFT



4-5 Bed



2.5-4 Bath



2 Story



2 Garage

UPGRADE OPTIONS:

Additional Bedroom 5/Bath 4, Additional Bath 3, Extended Outdoor Living, Base Cabinet w/ Sink in Powder, Extended Primary Suite, Tray Ceiling at Primary Suite, Super Shower, Corner Fireplace, Pedestrian Garage Door, Dual Sink Vanity at Secondary Bath

ABOUT:

When you enter the Salado, you're greeted by a large foyer adjacent to the open, two-story high family room and connected dining room, setting the stage for effortless entertaining. Plenty of windows in this home provide natural lighting throughout the open living spaces. The family room is adjacent to the sizable kitchen, which features a large center island and walk-in pantry. A private study is conveniently located when you enter the house. The large soaker tub is an eye-catching fixture in the sumptuous primary bath, featuring his and hers vanities and an enormous walk-in closet — a perfect accompaniment to the spacious primary bedroom. The Salado also includes added bonuses like a large loft, walk-in closets in all secondary bedrooms and an additional full-size bathroom upstairs.



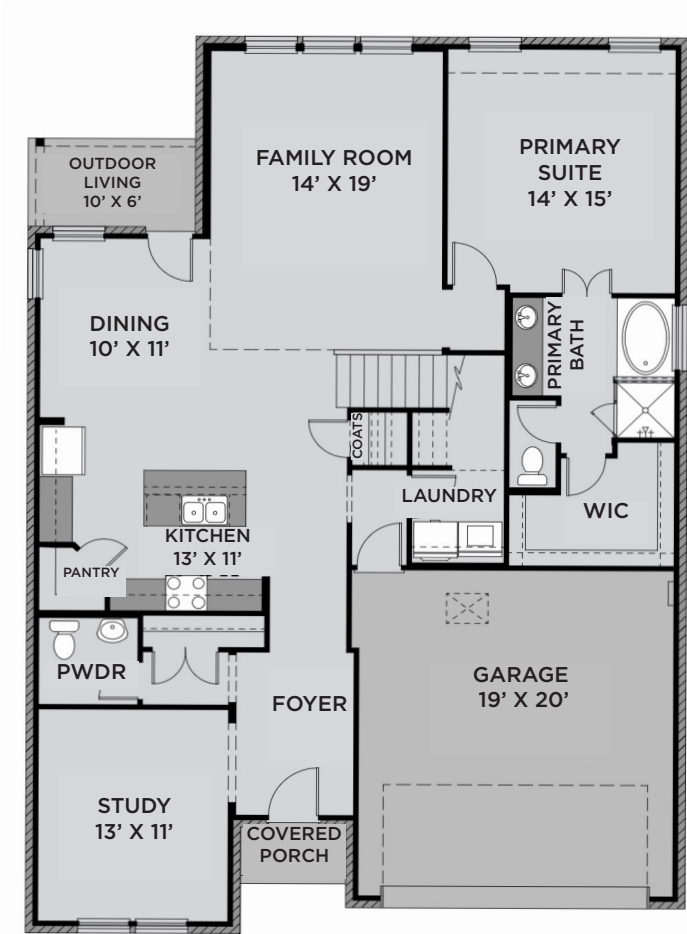
ELEVATION A



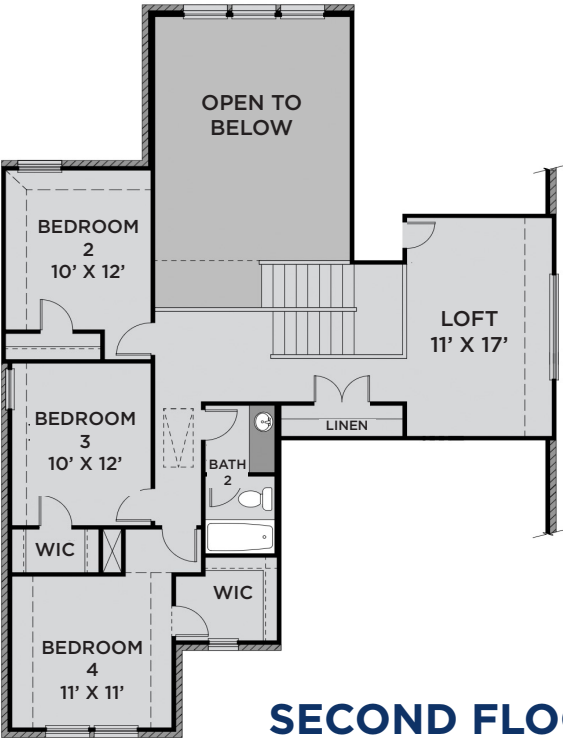
ELEVATION B



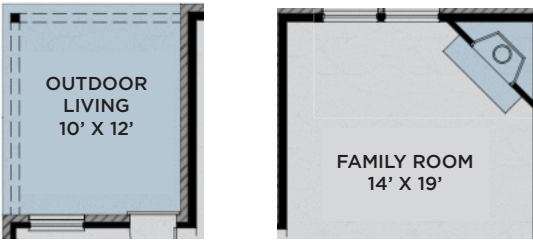
ELEVATION C



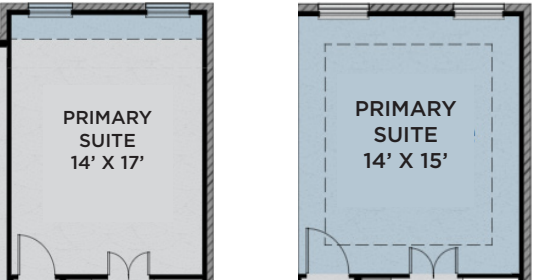
FIRST FLOOR



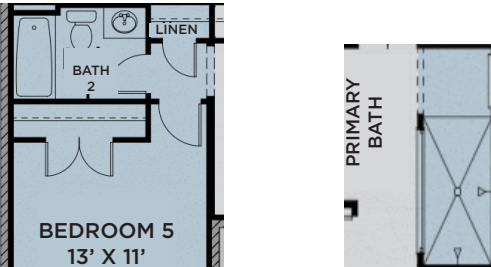
SECOND FLOOR



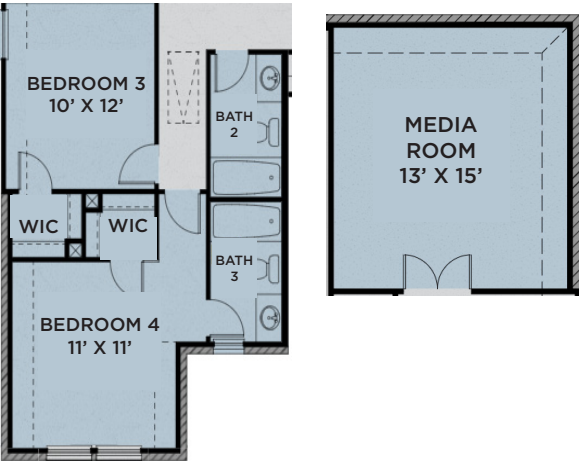
Extended Outdoor Living Corner Fireplace



Extended Primary Suite Tray Ceiling at Primary Suite



Additional Bed 5/Bath 4 Super Shower



Optional Full Bath 3 Media Room

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NUECES

PLAN #4232 | 2,762 SQFT



4-5 Bed



2.5-4 Bath



2 Story



2 Garage

UPGRADE OPTIONS:

Extended Outdoor Living, Indoor Corner Fireplace, Extended Primary Suite, Extended Dining, Built-In Laundry Cabinets, Counter at Powder, Primary Bath Barn Door, Super Shower, Gourmet Kitchen, Mud Bench, Study, Optional Bed 5 w/ Bath 3, Optional Bed 4 w/ Bath 4

ABOUT:

A must-see for anyone who appreciates fine attention to detail, this grand and stylish residence showcases timeless elegance. Every element of the Nueces has been carefully considered to offer contemporary comfort and style. The expansive layout is set over two levels and offers four bedrooms and three and half baths, including the main-floor primary suite with a large walk-in closet and an opulent ensuite with a double vanity and a soaking tub. There’s a media room for the movie-lovers, and the open-plan kitchen, dining and family room are nestled in the heart of the home. In addition, there is an expansive upgraded study at the front of the house. Cook up a storm in the beautifully-crafted kitchen with a walk-in pantry and a center island, or step out to the covered outdoor area and admire the picturesque lot. The long list of quality features includes on-trend tile plank flooring throughout and powder room on the main level.



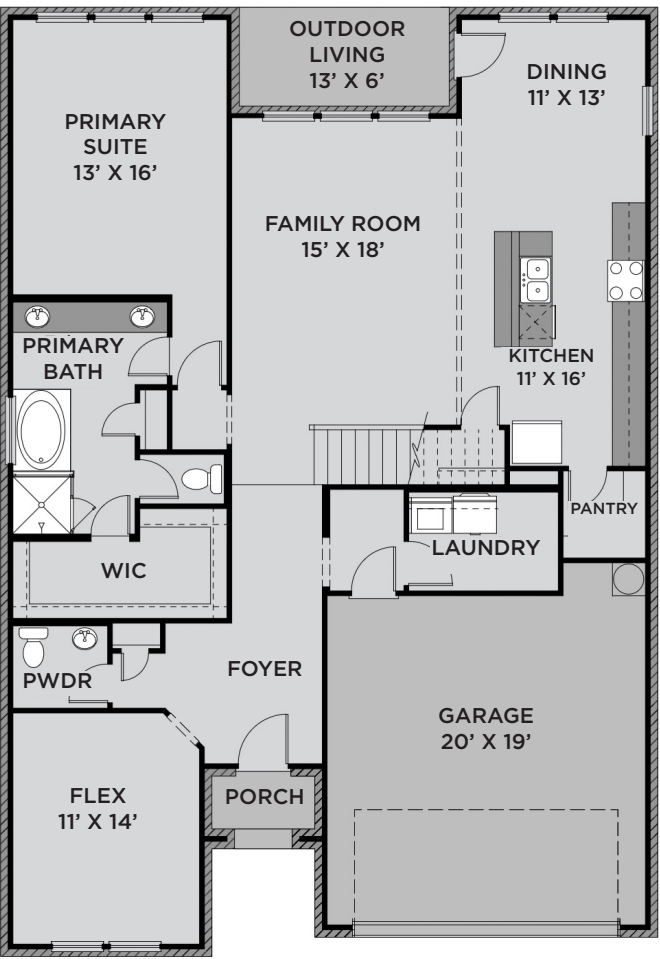
ELEVATION A



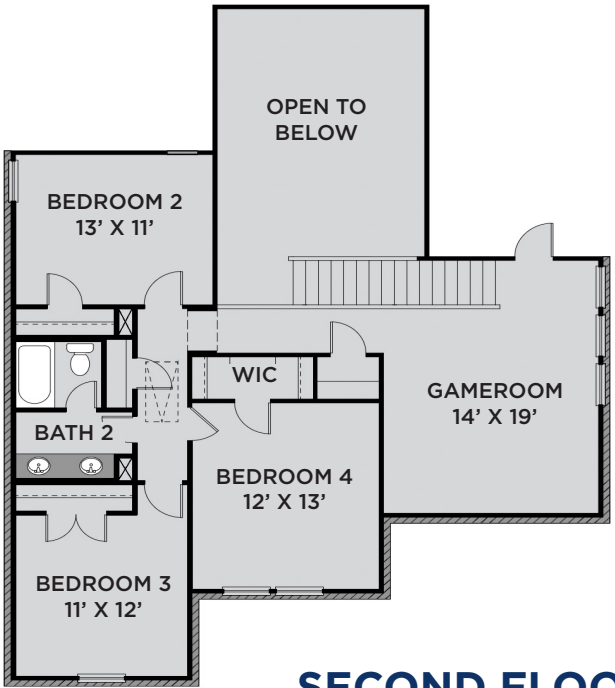
ELEVATION B



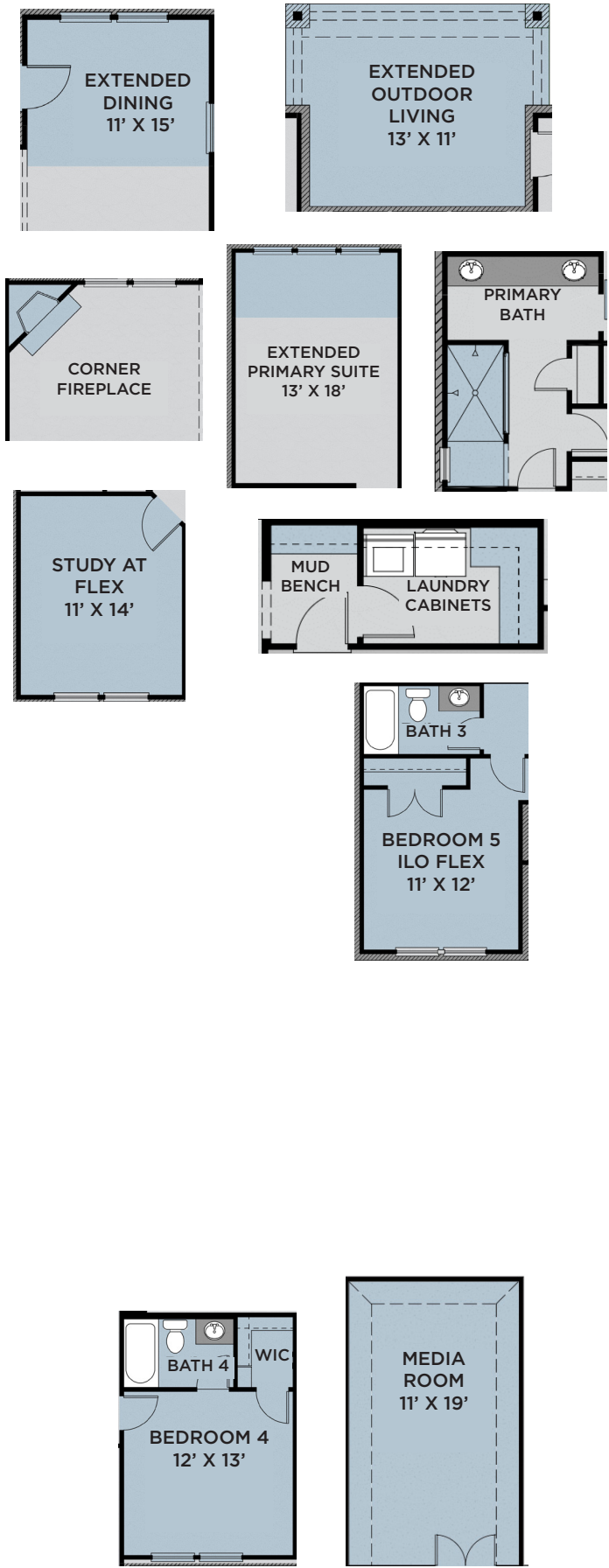
ELEVATION C



FIRST FLOOR



SECOND FLOOR



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SAN MARCOS

PLAN #4260 | 2,932 SQFT



4 Bed



2.5-4 Bath



2 Story



2 Garage

UPGRADE OPTIONS:

Super Shower, Extended Primary Suite, Study, Mud Bench, Gourmet Kitchen, Primary WIC Door to Laundry, Laundry Cabinets, French Doors at Flex, Center Fireplace, Extended Outdoor Living, Study ILO Dining, Dual Sink Vanity at Secondary Bath, Additional Full Bath 3, Additional Bedroom w/ Full Bath

ABOUT:

Discover seamless living and entertaining with the San Marcos. The San Marcos is a beautifully open 2-story floor plan featuring a large kitchen with an island overlooking the family room. An elongated grand entry features a first-floor flex space or home office. The secluded primary suite features a luxe tray ceiling and oversized windows. A spacious primary bathroom with double vanities, an enclosed toilet, and a giant walk-in closet complete the space. A convenient storage closet is located underneath the staircase that transitions into an enormous loft with view of below. Included upstairs are three bedrooms that share a dual-vanity bathroom and walk-in closets.



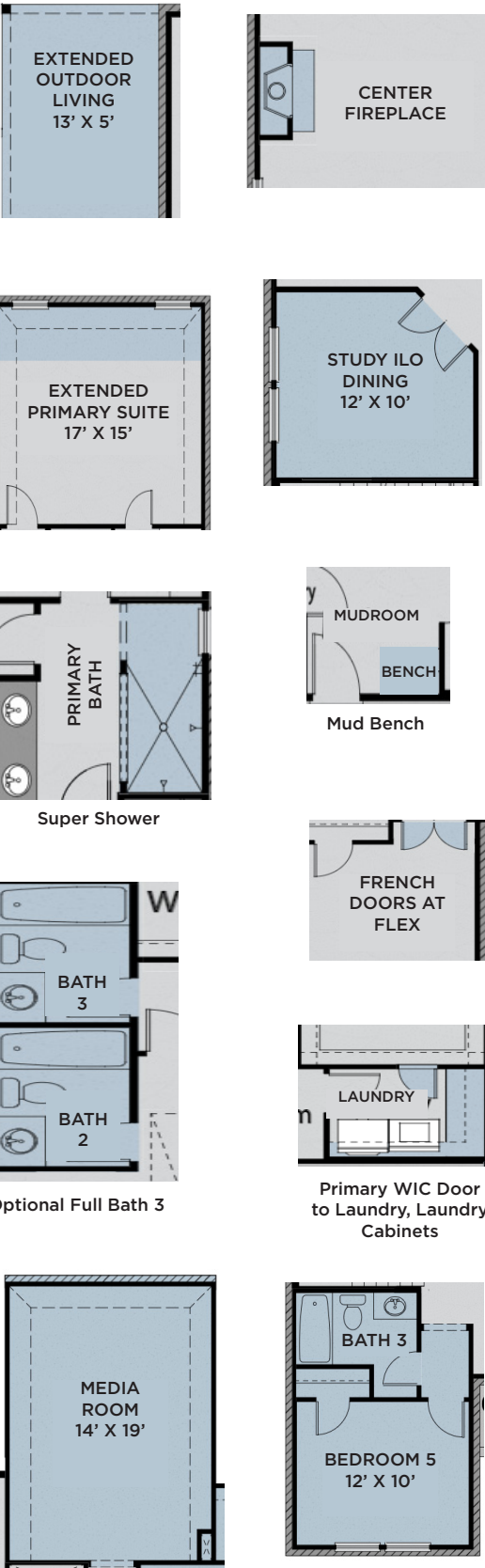
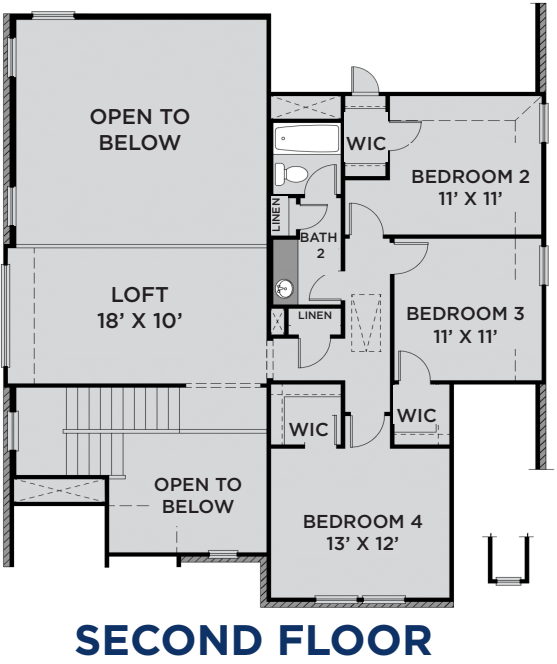
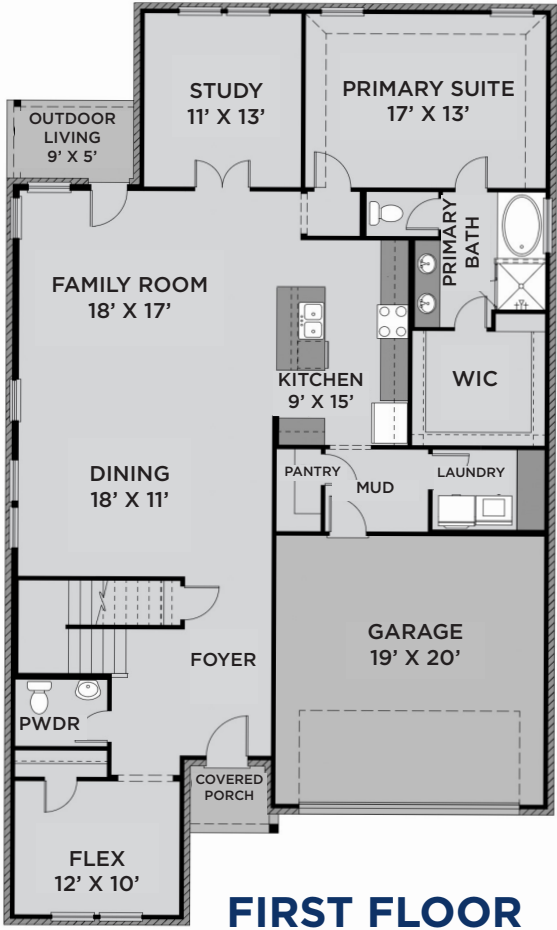
ELEVATION A



ELEVATION B



ELEVATION C



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TRINITY

executive

PLAN #4250E | 3,274 SQFT



4-5 Bed



3-4 Bath



2 Story



2 Garage

UPGRADE OPTIONS:

Extended Outdoor Living, Indoor Corner/Center Fireplace, Study (2), Exposed Beams in Flex/Study/Primary, Built-In Laundry/Dining Cabinets, Gourmet Kitchen, Mud Bench, Tray Ceiling at Family Room/Primary Suite, Super Shower, Primary Bath Barn Door, Primary WIC Door to Laundry, Media Room, Bedroom 5 w/ Bath 3, Additional Bath 4

ABOUT:

The open and very versatile floorplan of the Trinity is perfect for a dynamic lifestyle - the ideal design for raising a family or entertaining. This upgraded Executive Plan includes 10' ceilings and extended windows. This home's large family room is well-suited for relaxing: it includes a vaulted ceiling open concept living to the kitchen. The foyer opens to to an elegany staircase and spacious flex room. The gourmet kitchen features a center island, a walk-in pantry and an adjacent breakfast area. Off the open living room, the lavish primary suite features a big room with a sloped ceiling, a roomy walk-in closet and an exceptionally large and luxurious bath with a Roman tub, separate shower, dual-sink vanity and private commode. Upstairs opens to an enormous game room with three additional bedrooms and a bathroom.



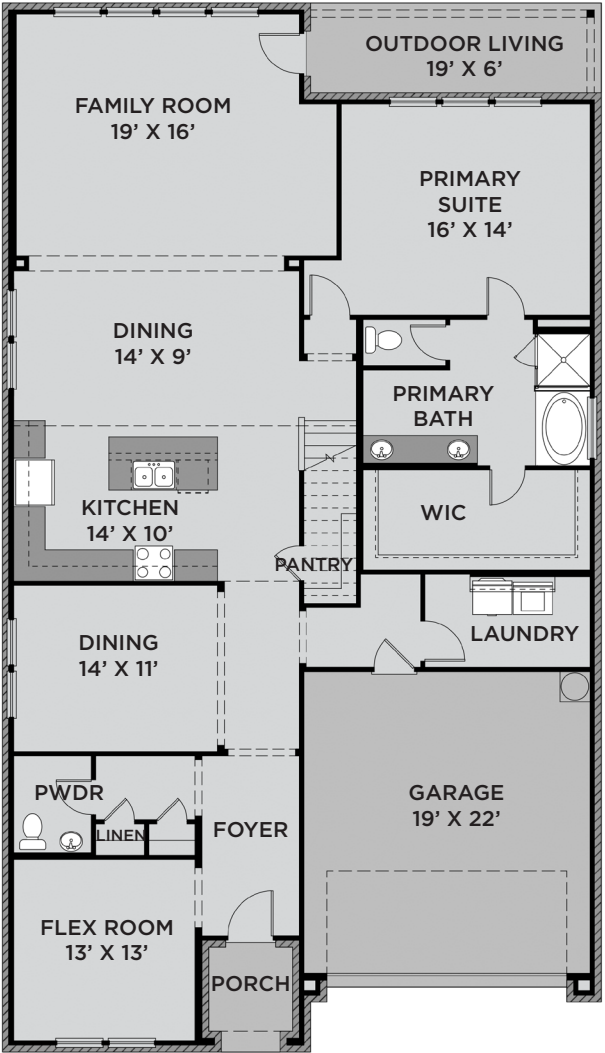
ELEVATION A



ELEVATION B



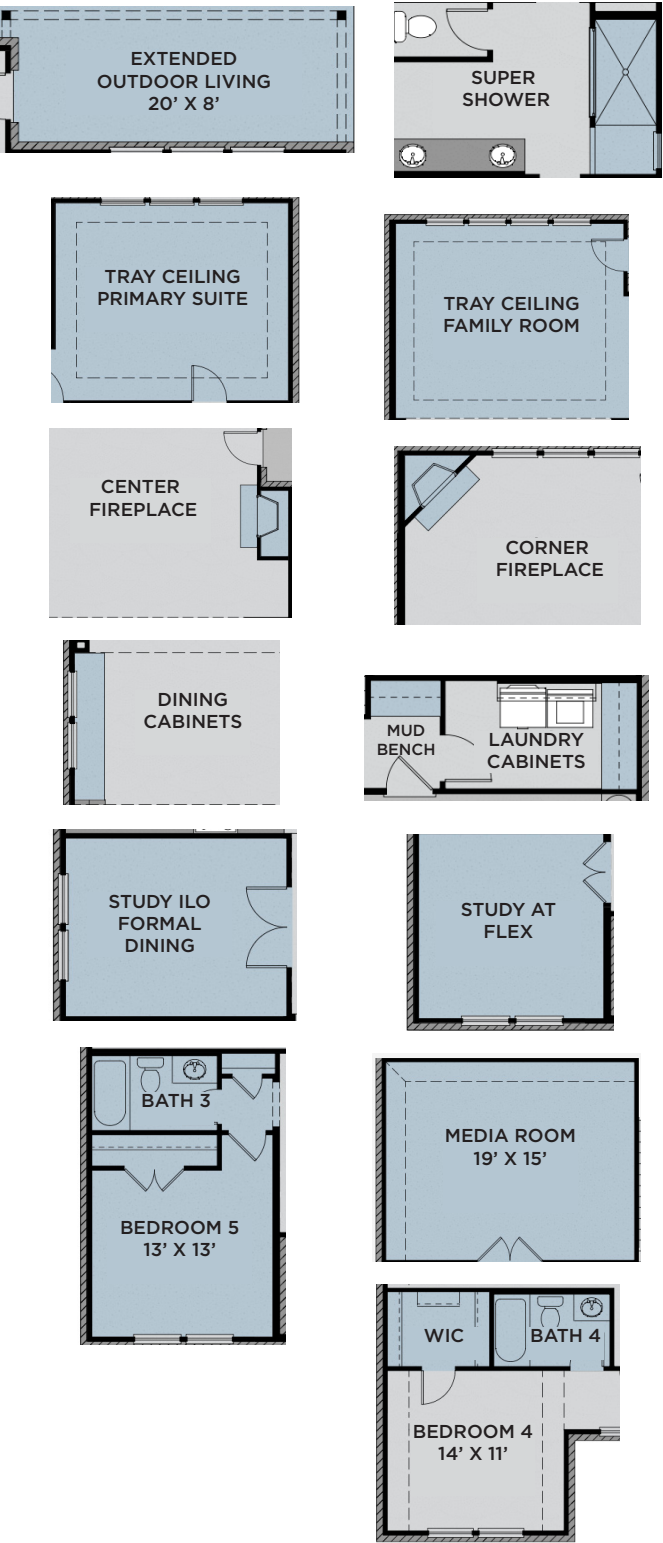
ELEVATION C



FIRST FLOOR



SECOND FLOOR



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THE ENCLAVE AT LEGACY HILLS

INCLUDED FEATURES



EXTERIOR DESIGN FEATURES

- Elegant exterior elevations
- 8' front door with decorative Kwikset handle set
- Clay king sized brick with grey mortar and stone elevations with buff mortar (per plan)
- Front and back yard irrigation system with rain and freeze sensors
- Landscape package includes seasonal shrubs, full sod, two trees in the front yard, and one tree in the back yard
- 6' stained privacy fence with metal posts and one gate
- Large covered front porch and rear outdoor living (per plan)
- Dimensional high-definition roof shingles with 30-year manufacturer's lifetime warranty
- HardiePlank lap siding with 30-year manufacturer's limited warranty (per plan)
- HardieTrim exterior trim with 15-year manufacturer's limited warranty
- Full wrap 5" K Style gutters with splash blocks (FHA standards)
- Two frost resistant hose bibs
- Decorative coach lights (per plan)
- Full stained cedar garage door

KITCHEN DESIGN FEATURES

- Custom shop-finished cabinets with 42" uppers with crown moulding
- 3cm granite countertop selection with choice of two included edges
- 60/40 stainless steel under mount sink with designer Essa pull-out faucet by Delta
- Large breakfast island
- Full tile backsplash
- GE® stainless steel appliance package with 30" built-in gas cooktop, built-in oven, microwave with exhaust vent to outside, and energy-saving dishwasher
- Phone charging USB outlet (per plan)
- Recessed ice maker connection at refrigerator
- Contemporary Kichler lighting fixtures
- High capacity 1/3 HP disposal with countertop-mounted air switch (per plan)

PRIMARY SUITE

- Custom full-height, shop-finished vanity cabinets for increased storage
- 1.6cm Venetian marble installed at vanities with two under-mount porcelain sinks
- 42" plate glass mirrors with Kichler light fixtures
- Walk-in shower with durable fiberglass shower pan
- Classic garden tub with tile surround
- Delta Woodhurst faucets in satin nickel finish
- USB outlet at vanity (per plan)
- Spacious walk-in closets with generous hanging space and wood shelving
- Private commode

INTERIOR DESIGN FEATURES

- Resilient 5-1/4" x 47-1/4" laminate plank flooring in entry halls, kitchen, dining, utility, and family rooms. Available in four designer colors.
- Designer 12 x 12 ceramic floor tile in all baths
- Square corners throughout the home
- Elegant two panel Carrara interior doors
- Kwikset distinctive door hardware in satin nickel
- 5-1/2" baseboards throughout the home
- High-quality Scotchguard stain - resistant carpet with 10-year limited warranty in all bedrooms and second floor areas of two-story homes
- Superior PPG low VOC interior paint in 10 decorator colors for walls and three colors for doors and trim
- Ceiling fans included at the primary suite and family room
- Bedrooms, study, family room, media room, game room, flex room and patio blocked and wired for ceiling fans
- Pedestal sink and beveled edge mirror in powder bath (per plan)
- Site-built and finished shelves and hanging rod above washer and dryer
- Full light patio door
- Raised ceilings (per plan)
- High Efficiency LED disc lights throughout the entire home
- Contemporary Kichler lighting fixtures

LOW VOLTAGE AND SECURITY

- Security system with one keypad at garage door, one siren, one motion detector at family room, one back-up cellular dispatch, and contacts on all perimeter operable doors
- Honeywell Programmable WiFi thermostat
- One fiber service conduit directly to control panel
- Smoke and carbon monoxide detectors
- Two USB equipped outlets for easy phone charging
- One structured wiring panel
- Three cable TV outlets
- Three phone or data outlets

QUALITY CONSTRUCTION

- 10-year Limited Structural Warranty
- Two-year Limited Mechanical Delivery System Warranty
- One-year Limited Workmanship and Materials Warranty
- Four customer touchpoint meetings (redline, pre-drywall, new home orientation, house to home sign off)
- Internal quality assurance inspection prior to closing
- Individually engineered post-tension foundations
- Engineered floor framing systems
- Engineered framing and shear walls
- Borate wood treatment for termites
- Finished garages including texture, paint and baseboard
- 2x6 framed walls at plumbing areas (per plan)
- PPG high-quality, low-VOC interior and exterior paint
- Garage door opener with two remotes per door
- Elongated water-conserving commodes
- PEX high-pressure plumbing system with corrosion resistant fittings above foundation
- Main water shutoff valve in utility room or garage wall
- Gas service lines included at furnace unit(s), water heater(s), fireplace (per plan) and cooktop

ENERGY SAVINGS AND COMFORT

- High-efficiency 16 SEER certified A/C system with eco-friendly Puron coolant
- Certified Home Energy Rating Systems (HERS) Index calculated per plan to ensure energy efficiency and savings
- Dual-zoned AC system in all two-story plans (two thermostats)
- R-8 HVAC ductwork with fresh air intake
- 4" MERV 10 media filters at HVAC units
- R-15 and R-19 batt insulation at exterior walls
- R-22 batt insulation at vaulted ceilings
- R-22 batt insulation between garage ceiling and living areas
- R-38 blown insulation in flat ceilings
- Polyseal foam insulation around all doors, windows and other penetrations, with foam gasket under base plates and sheetrock edges between A/C and non-A/C spaces
- Dual pane Low-E argon gas insulated windows
- Energy-saving radiant barrier roof decking
- Water-conserving Delta washer-less faucets
- Tankless water heater
- LED energy-saving lighting



UNIONMAIN HOMES NEW HOMEOWNER'S GUIDE TO SETTING UP UTILITIES

THE ENCLAVE AT LEGACY HILLS



To ensure your move goes as smooth as possible, make sure to set up the necessary utilities in your name after your official closing date. Please monitor and update your utilities start date if your closing date changes. Please note that the new homeowner has three business days after closing to transfer utilities into their name.



Electricity
GCEC Electric
(888) 313-4747
powertochoose.org



Natural Gas
Atmos Energy
(888) 286-6700
atmosenergy.com



Internet, Cable & Phone
AT&T
(877) 677-1612
att.com



Security
HomePro
(844) 661-5777
homeprotech.com



Trash, Water & Sewer
City of Celina
(972) 382-3385



Police Department
Non-emergency
(972) 382-2121



Fire Department
Non-emergency
(972) 382-2653



Emergency
911



Home Owners Association
Associa Management
NTXcustomerCare@associa.us
(972) 428-2030



10-YEAR LIMITED STRUCTURAL WARRANTY

WE ARE HERE EVERYDAY FOR YOU

HOW TO SUBMIT A WARRANTY REQUEST?

UnionMain Homes is dedicated to promptly responding to your warranty needs. Per our warranty guide please submit your 60 Day Warranty Service Requests and your 11 Month Warranty Service Requests via our website: www.unionmainhomes.com/home-warranty/

FOR EMERGENCY CLAIMS:

A warranty emergency is an event or situation related to the home's performance that creates an imminent threat of serious damage to the home or results in an unsafe living condition. Emergency service is needed when there is:

- a plumbing leak that requires shutting off the main supply
- a sewer back-up
- a total loss of heating and/or cooling (HVAC) - all units

If you experience a warranty emergency please follow the steps at: www.unionmainhomes.com/emergency-support/.

For more information visit www.UnionMainHomes.com

10 YEAR COVERAGE

on structural elements of the home

2 YEAR COVERAGE

on the workability of plumbing, electrical, HVAC, and other mechanical systems

1 YEAR COVERAGE

on materials and workmanship

Warranty is transferable.

For more information or questions contact your sales counselor.
www.UnionMainHomes.com



Disclosure:
Warranties are transferable to subsequent owner who takes title within the applicable warranty period. Information above is intended only to highlight certain aspects of the warranty. Terms, conditions, exclusions, and limitations apply. Warranty is based on Performance Standards criteria that are set forth in the full warranty. A complete description of warranty terms, conditions, exclusions, and limitations is available at www.unionmainhomes.com. 10-year structural warranty covers: footings, bearing walls, beams, girders, trusses, rafters, bearings, columns, lintels, posts, structural fasteners, subfloors, and roof sheathing. The photograph depicts a model containing features or designs that may not be available on all homes. 2021 UnionMain Homes, LLC. All rights reserved. 09/26





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