

CENTURY 21[®]

Judge Fite Company



3612 DAHLIA GARDEN DRIVE

CELINA, TX 75078



\$750,000



3,673 sqft



5 beds



4 baths

DESCRIPTION

Priced below average for this neighborhood and only \$204 per sqft this one is a steal! Seller is also offering concession for a quick and smooth close. Come back and see this beautifully maintained 2.5-year-old American Legend home located in the highly sought-after Lilyana community. This light-filled, open-concept floorplan offers a seamless blend of style and functionality, featuring designer lighting, spacious living and dining areas, and a chefs delight kitchen ideal for both everyday living and entertaining. A rare highlight is the true 4-car garage, complete with epoxy flooring and its own dedicated AC system, along with a whole-home water filtration system. The main level includes a private primary suite, a separate guest suite, and a dedicated office, providing flexibility for a variety of living needs. Upstairs, you will find a large game room, media room, and generously sized secondary bedrooms, including one with an ensuite bath. The layout offers ample space for both relaxation and recreation. The backyard is designed for low-maintenance enjoyment, featuring premium artificial turf and a putting green all on large corner lot!. Conveniently located near the community pool, parks, and elementary school. Zoned to highly rated Prosper ISD. Move-in ready with numerous thoughtful updates and upgrades throughout. The home shows pride of ownership and has been lightly lived in, offering a near-new feel without the wait or additional expense of new construction. Enjoy the benefits of an established home with completed improvements, enhanced functionality, and immediate MOVE IN. This property combines comfort, space, and convenience in a well-planned community setting.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21060372

YEAR BUILT: 2023

COUNTY: Collin

TRACT OR SUBDIVIION: Lilyana Ph 4

LIST DATE: 10/10/2025

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800.451.8055

AREA:

SQUARE FEET: 3,673

TOTAL BEDS: 5

FULL BATHS: 4

HALF BATHS: 0

ACRES: 0.2

LOT SIZE (SQFT): 8,929

INTERIOR FEATURES

KITCHEN:

- Other

FIREPLACE:

- FamilyRoom
- GasStarter

FLOOR COVERINGS:

- Carpet
- EngineeredHardwood

APPLIANCES:

- BuiltInGasRange
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- TanklessWaterHeater
- WaterPurifier

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● MidCenturyModern● Other● Traditional● Detached	PARKING: <ul style="list-style-type: none">● AdditionalParking● EpoxyFlooring● ElectricVehicleChargingStations● GarageFacesFront● HeatedGarage● Other● SideBySide● Tandem	LOT DESCRIPTION: <ul style="list-style-type: none">● CornerLot● Landscaped● Subdivision● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Concrete	SIDING: <ul style="list-style-type: none">● Brick● Frame	POOL TYPE: <ul style="list-style-type: none">● None● Community
FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Wood	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● EnergyStarQualifiedEquipment● Fireplaces● Zoned	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SewerAvailable● SeparateMeters● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● HighSpeedInternet● KitchenIsland● OpenFloorplan● SmartHome● CableTv● VaultedCeilings● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● Other● SmokeDetectors
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COMMUNITY: <ul style="list-style-type: none">● Clubhouse● Other● Playground● Pool● CommunityMailbox● PuttingGreen● Sidewalks

LISTED BY: Shuzola Ung 

PHONE: 972.335.6564

BROKERED BY: Ebby Halliday Realtors