

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1309 BUTTERCUP ROAD

CELINA, TX 75009



\$694,990



3,292 sqft



4 beds



4 baths

## DESCRIPTION

Welcome to modern elegance and timeless comfort at 1309 Buttercup Road, a stunning BRAND-NEW MI Homes residence perfectly positioned on a corner premier lot in the highly sought-after Lilyana community of Celina. Every inch of this 2025-built home reflects superior craftsmanship, contemporary design, and the thoughtful details today's buyers crave. Step inside to a bright, open-concept floorplan where soaring ceilings, expansive windows, and designer finishes create an inviting sense of space. The chef's kitchen is the heart of the home- featuring quartz countertops, an oversized island, stainless-steel appliances, and ample cabinetry that blends beauty with function. The main level features not one, but two bedrooms down, including the private owner's suite which offers a peaceful retreat with a luxurious en-suite bath and large walk-in closet, plus a secondary bedroom with a full bath nearby- ideal for guests, in-laws. A private office with French doors provides perfect space to work from home, run a business, or create a quiet study zone. Upstairs, spacious two additional bedrooms and a versatile game, media room provide flexibility for every lifestyle. The extra-large backyard is a selling point. Situated on a corner lot, this property enjoys enhanced privacy, abundant natural light, and impressive curb appeal - offering extra outdoor space for entertaining, play, or simply enjoying quiet evenings under Texas skies. Located within the master-planned Lilyana community, residents enjoy resort-style amenities including parks, playgrounds, walking trails, and a future amenity center - all served by top-rated Prosper ISD schools. Easy access to Preston Road, Hwy 380, and DNT ensures quick connections to dining, shopping, and employment centers in Celina, Prosper, and Frisco. This is more than a home - Come experience the charm of Lilyana and fall in love with this home.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21210488

**YEAR BUILT:** 2025

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Lilyana Ph 7

**LIST DATE:** 03/18/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,292

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.26

**LOT SIZE (SQFT):** 11,282

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Wood

### APPLIANCES:

- Dishwasher
- Disposal

### WINDOWS:

- BayWindows
- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- GarageFacesFront
- Garage

### LOT DESCRIPTION:

- Acreage
- CornerLot
- Landscaped
- FewTrees

### ROOF TYPE:

- Composition

### SIDING:

- Brick

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Fenced
- Wood

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SewerAvailable
  - WaterAvailable
  - CableAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets

### SECURITY FEATURES:

- SmokeDetectors

### COMMUNITY:

- Pool
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Aparna Dubagunta 

**PHONE:** 908.242.7317

**BROKERED BY:** REKonnection, LLC