



CADENCE
HOMES



Mosaic
Prosper, TX

Start Exploring ▼

MOSAIC

Prosper, TX

Mosaic features a beautiful major amenity area complete with a lazy river and pool complex, a lake with fishing piers, numerous indoor and outdoor social gathering areas, a unique creative play structure, a fitness center and miles of hike and bike trails with every homesite in the community within a five-minute walk to a greenway or park.



Top Rated
Prosper ISD

CONVENIENTLY LOCATED NEAR
everything

1 MILE TO DALLAS NORTH TOLLWAY
3 MILES TO US HWY 380
29 MILES TO INTERSTATE 35W
35 MILES TO DFW INTERNATIONAL AIRPORT
36 MILES TO LOVE FIELD AIRPORT
39 MILES TO DOWNTOWN DALLAS



All travel times and mileage are approximate

EXPLORE

Mosaic

FLOORPLANS



MODERN ELEVATION

Riverside	3 Bed		2.5 Bath		1,749 SQ FT	\$399,990
Cicero	3 Bed		2.5 Bath		1,864 SQ FT	\$424,990
Aurora	3 Bed		2.5 Bath		2,074 SQ FT	\$456,990
Camille II	3 Bed		2.5 Bath		2,249 SQ FT	\$480,990

OLD WORLD ELEVATION

Riverside	3 Bed		2.5 Bath		1,760 SQ FT	\$399,990
Cicero	3 Bed		2.5 Bath		1,903 SQ FT	\$424,990
Aurora	3 Bed		2.5 Bath		2,116 SQ FT	\$456,990
Camille II	3 Bed		2.5 Bath		2,269 SQ FT	\$480,990

Monthly HOA Fee \$438. Homesite Premiums May Apply.

RIVERSIDE

MODERN

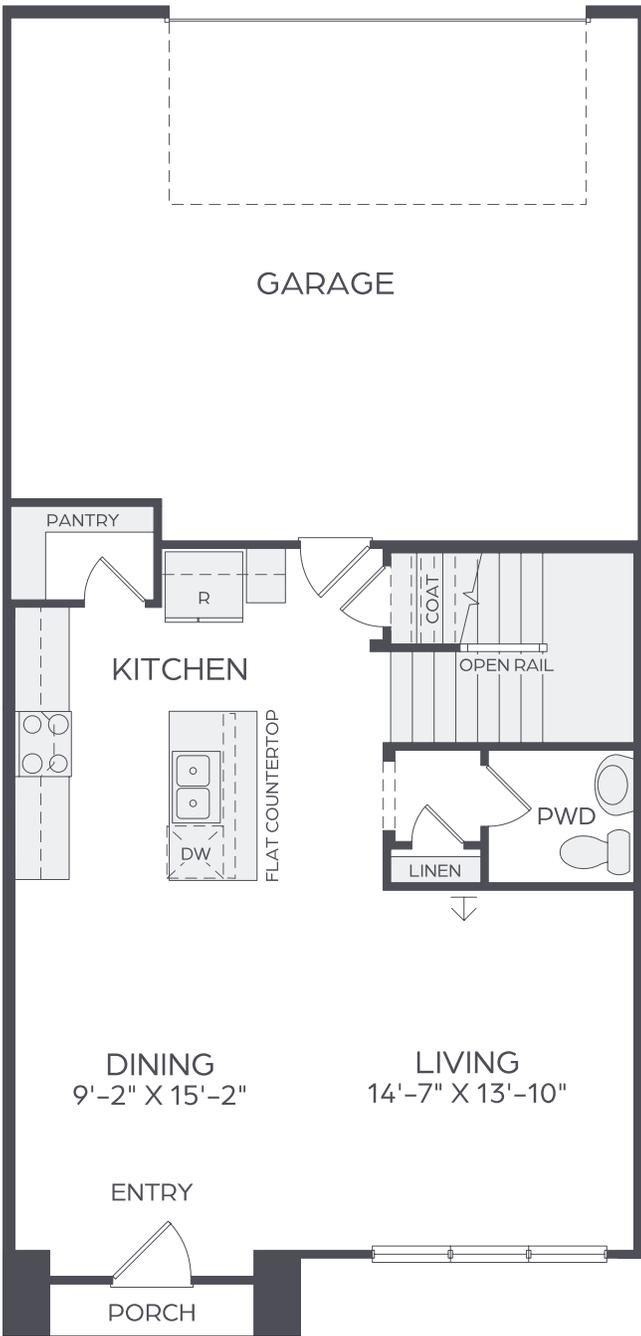
1,749 SQ FT | 2 STORY

3 BED | 2.5 BATH

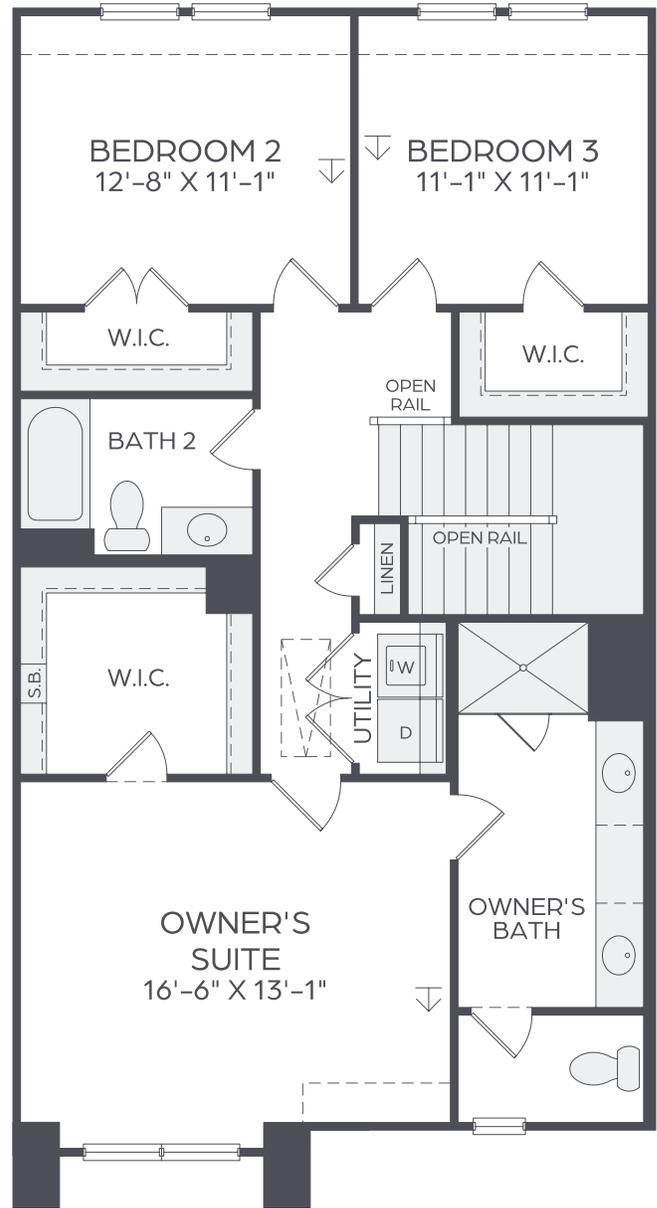
2 CAR GARAGE



↓ CABLE



MAIN FLOOR



UPPER FLOOR

All dimensions and square footage are approximate at Mosaic and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 05.24



CICERO

MODERN

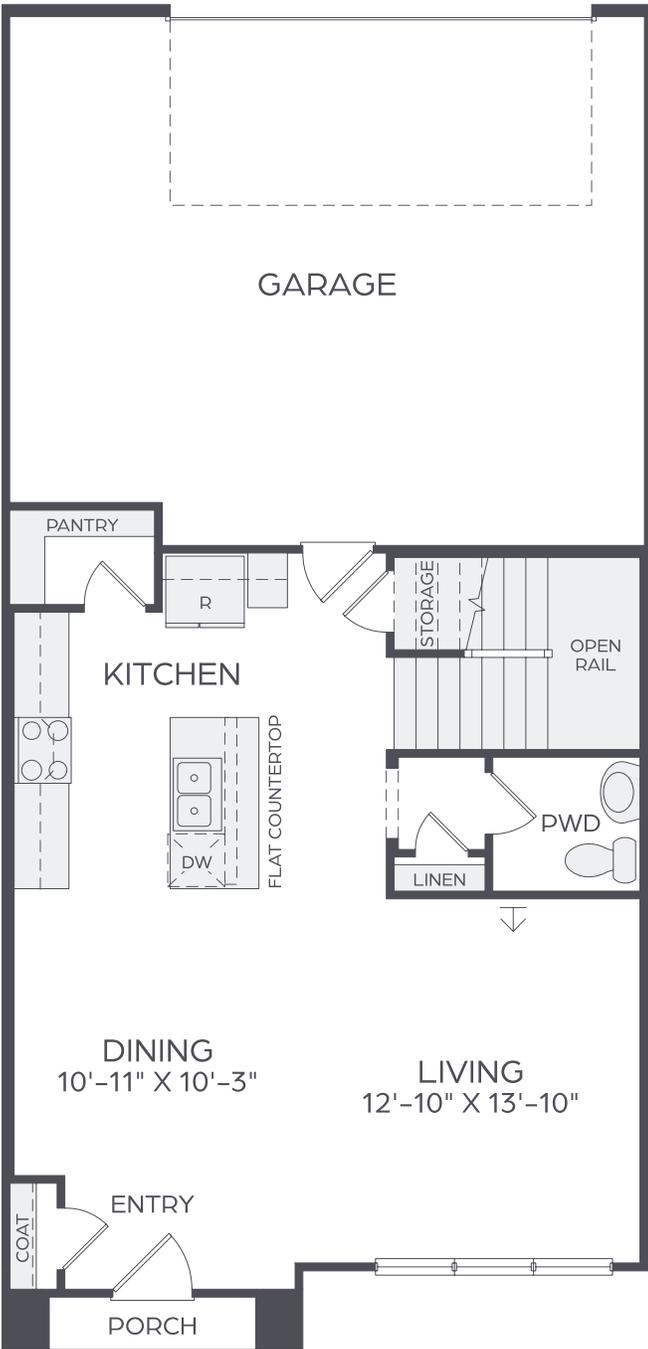
1,864 SQ FT | 2 STORY

3 BED | 2.5 BATH

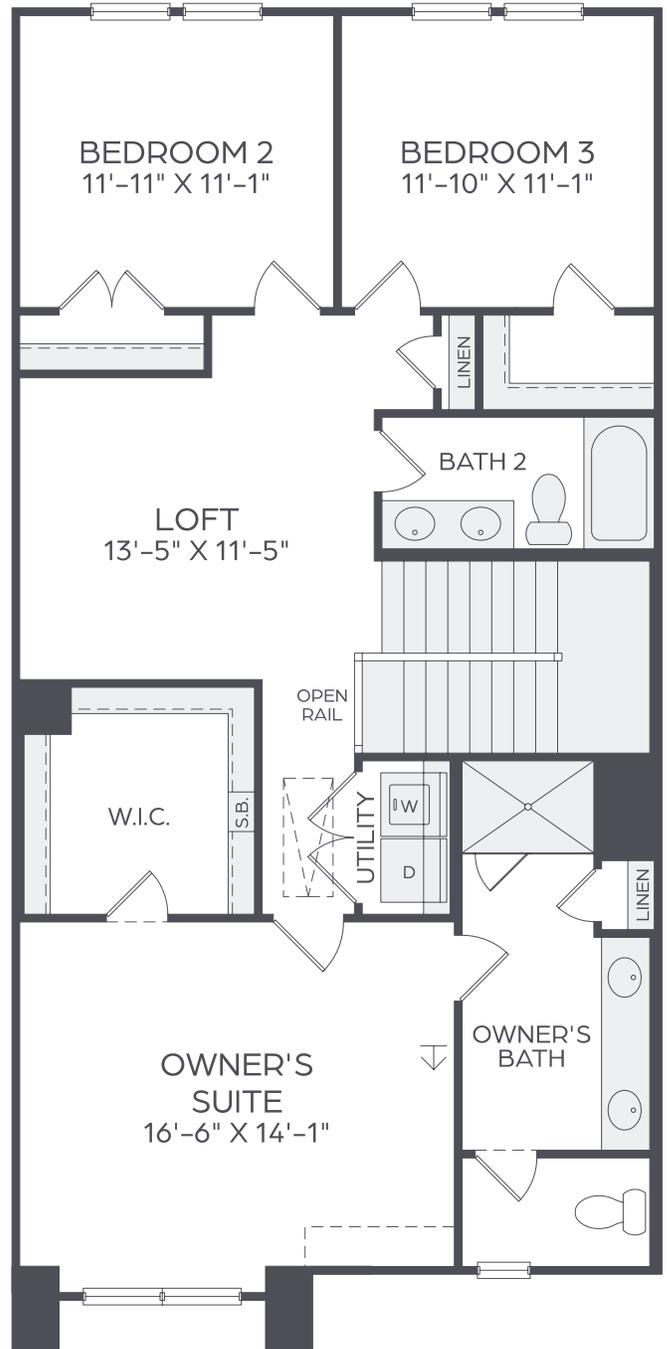
2 CAR GARAGE



↓ CABLE



MAIN FLOOR



UPPER FLOOR

All dimensions and square footage are approximate and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 11.24



AURORA

MODERN

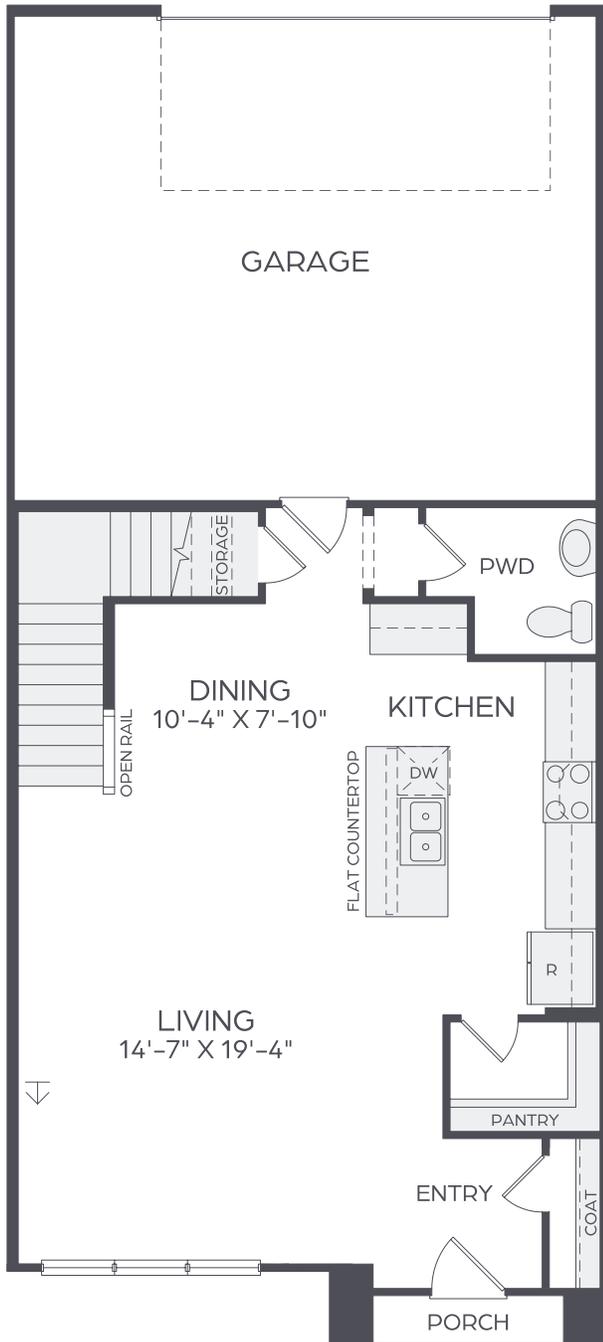
2,074 SQ FT | 2 STORY

3 BED | 2.5 BATH

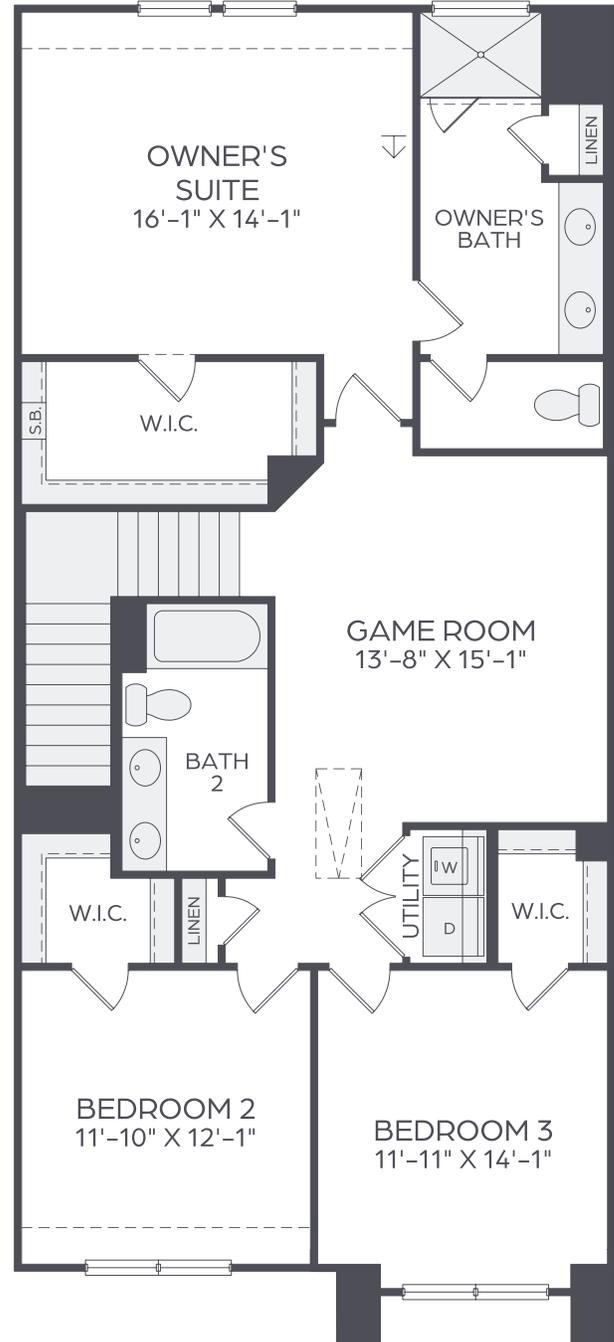
2 CAR GARAGE



↓ CABLE



MAIN FLOOR



UPPER FLOOR

All dimensions and square footage are approximate at Mosaic and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 05.24



CAMILLE II

MODERN

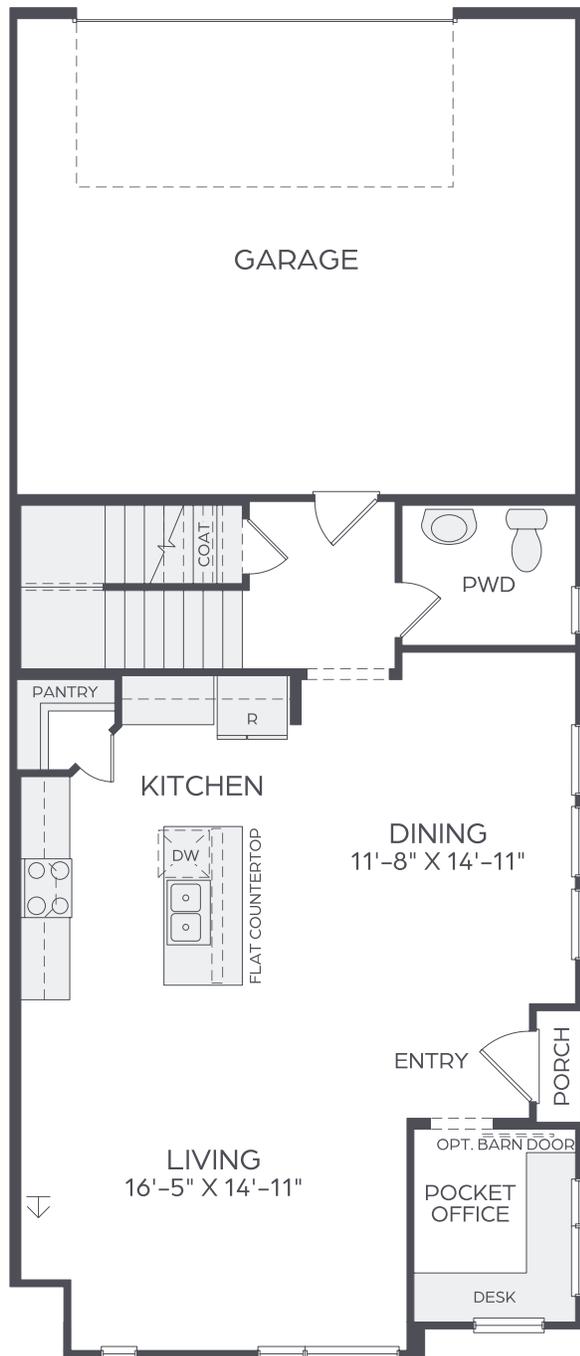
2,249 SQ FT | 2 STORY

3 BED | 2.5 BATH

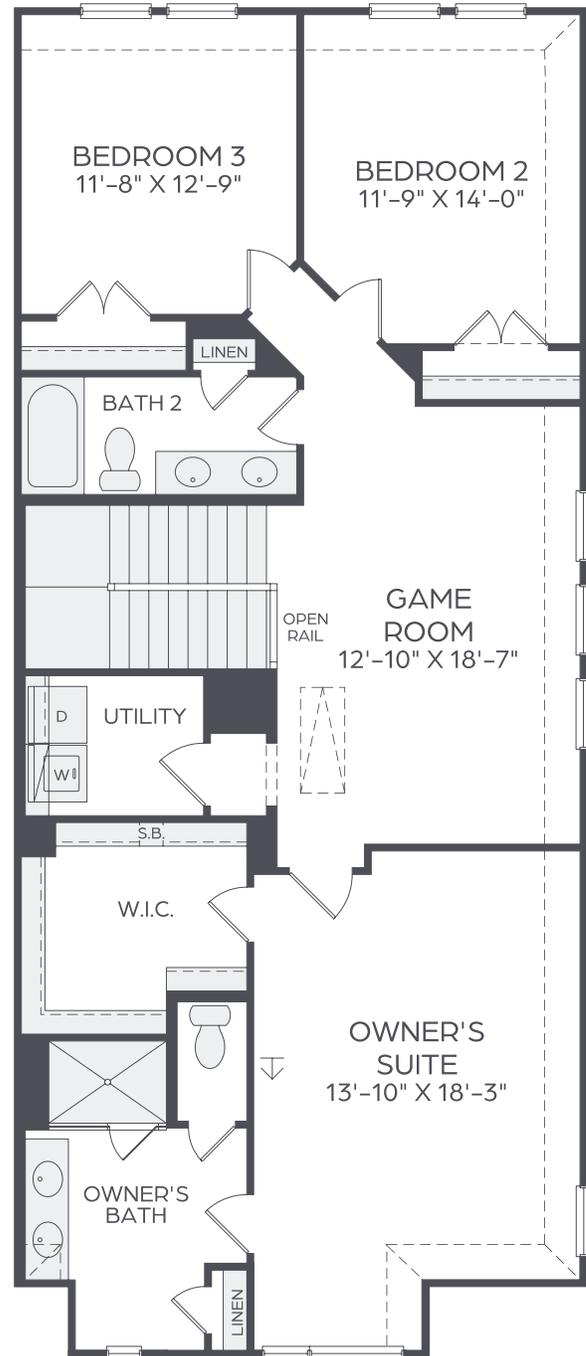
2 CAR GARAGE



↓ CABLE



MAIN FLOOR



UPPER FLOOR

All dimensions and square footage are approximate at Mosaic and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 11.24



RIVERSIDE

OLD WORLD

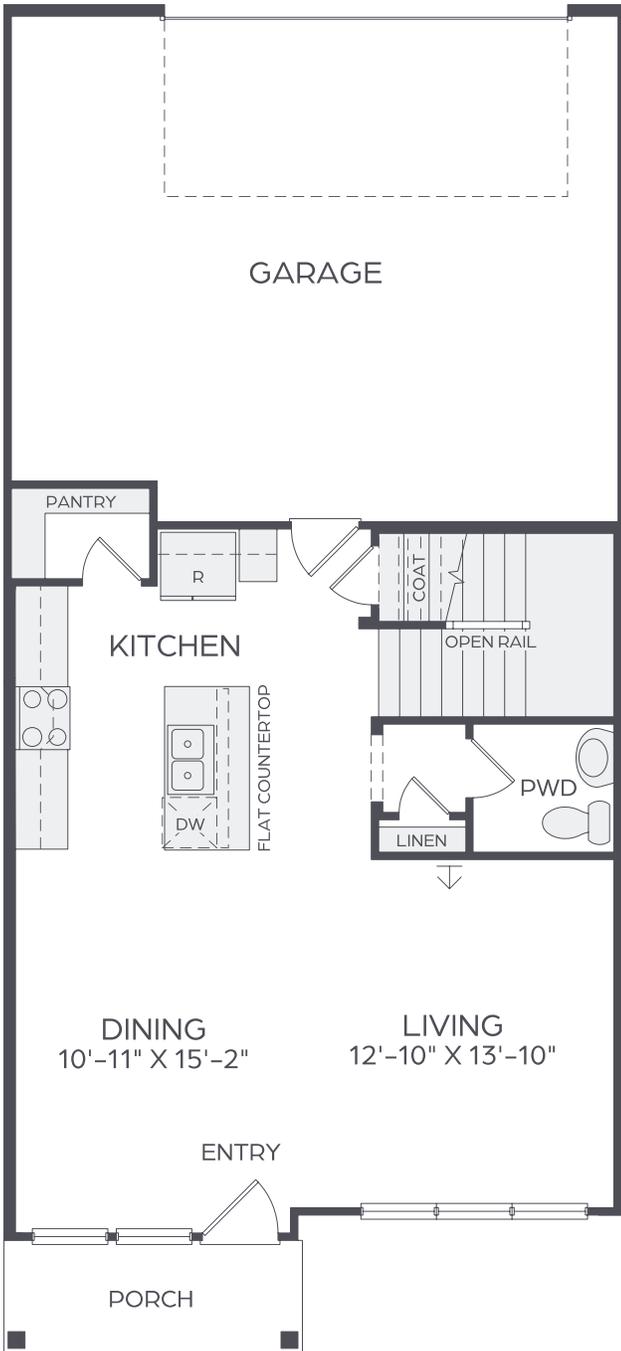
1,760 SQ FT | 2 STORY

3 BED | 2.5 BATH

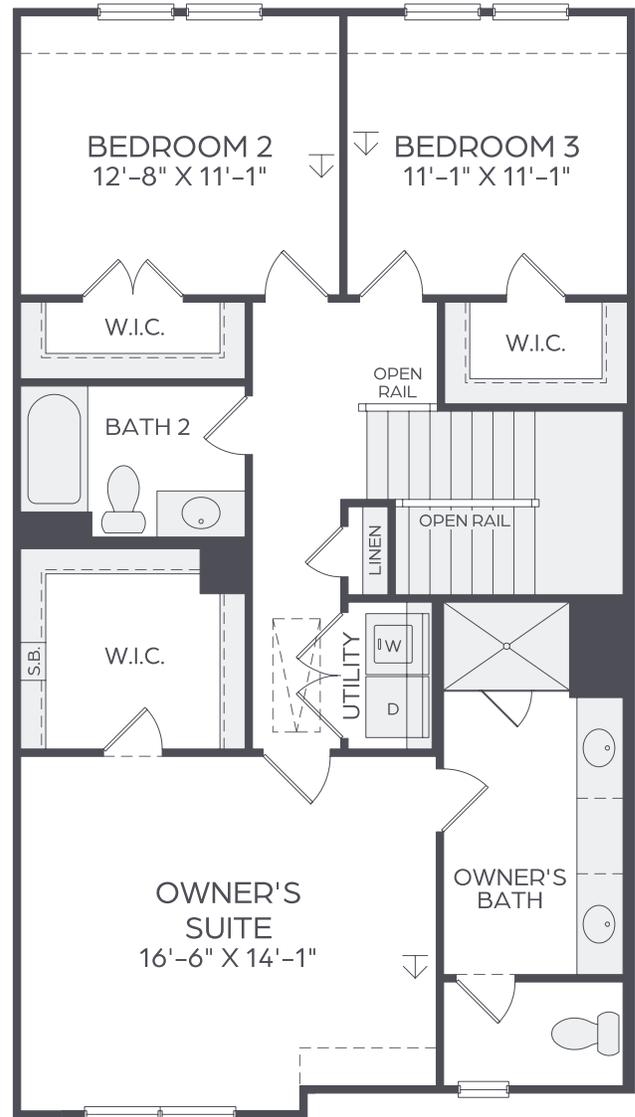
2 CAR GARAGE



↓ CABLE



MAIN FLOOR



UPPER FLOOR

All dimensions and square footage are approximate at Mosaic and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 05.24

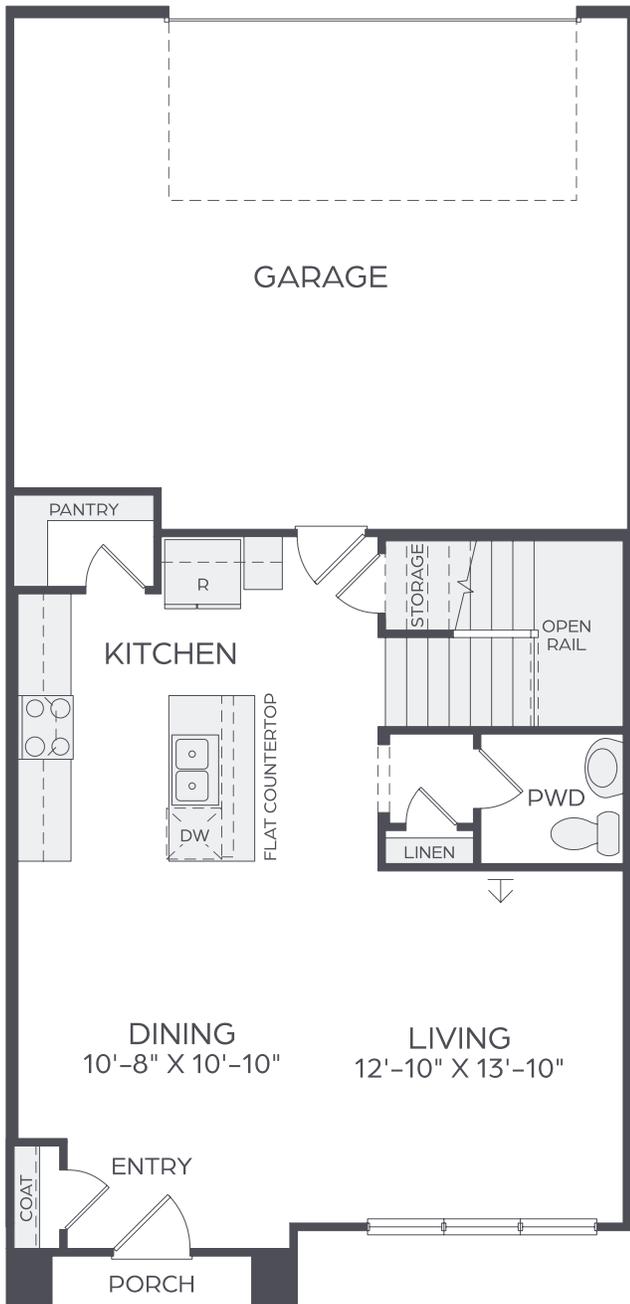


CICERO

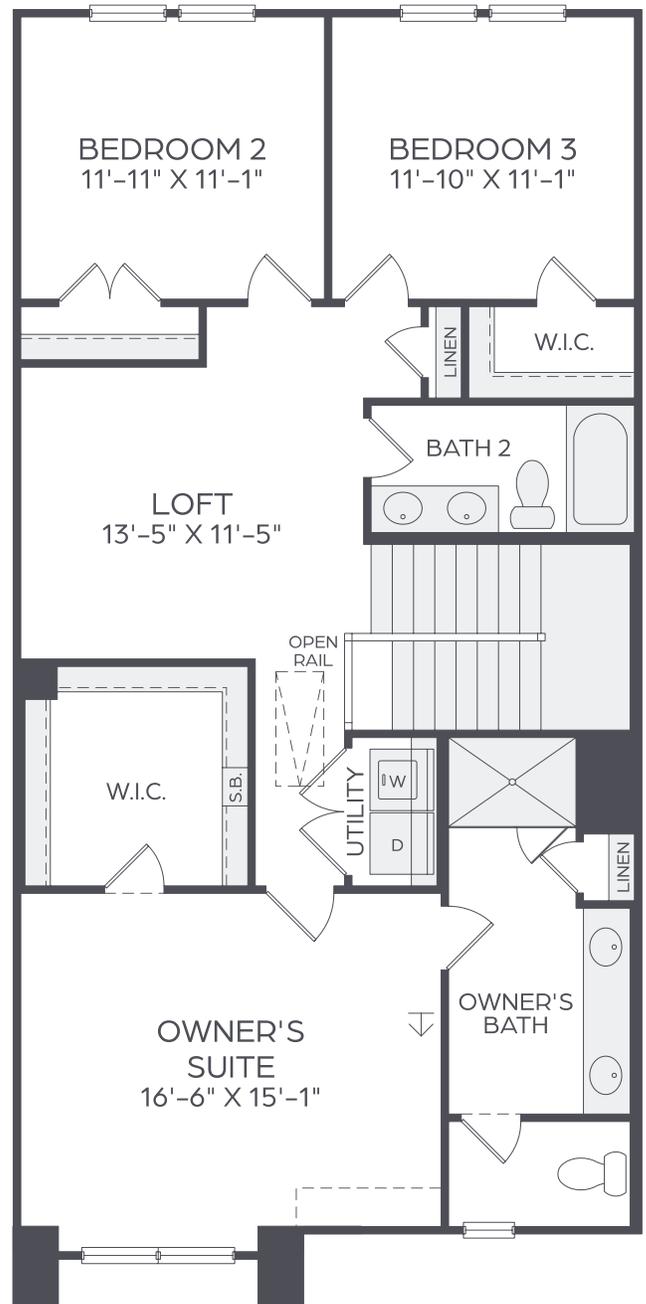
OLD WORLD
1,903 SQ FT | 2 STORY
3 BED | 2.5 BATH
2 CAR GARAGE



↓ CABLE



MAIN FLOOR



UPPER FLOOR

All dimensions and square footage are approximate and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 11.24

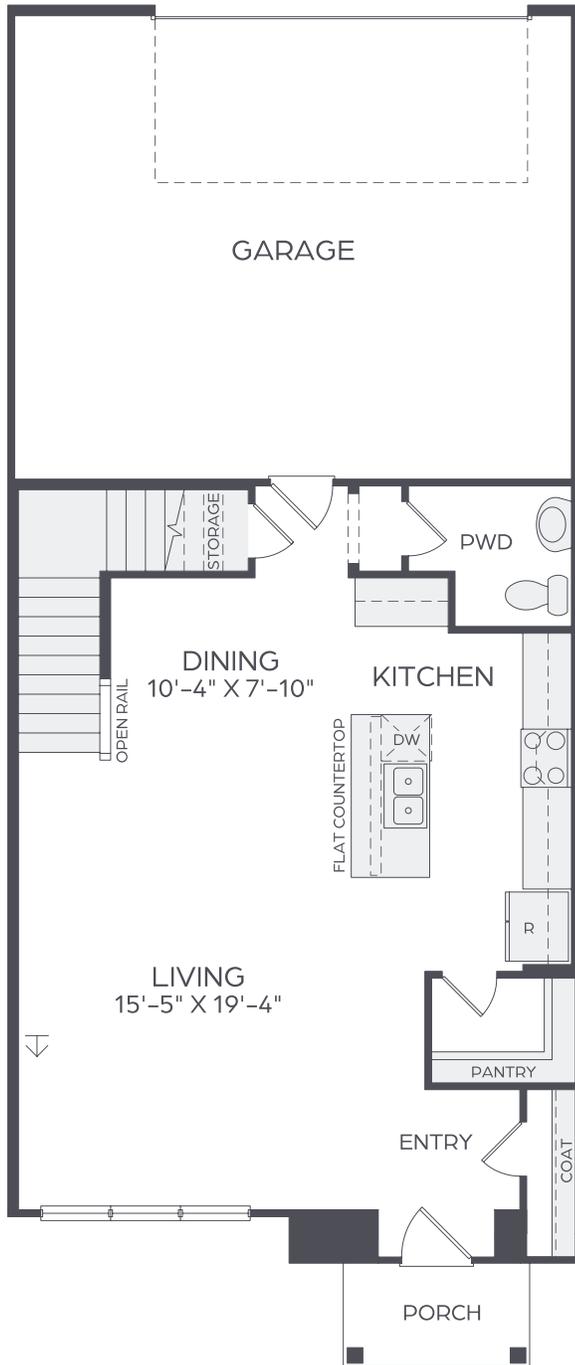


AURORA

OLD WORLD
2,116 SQ FT | 2 STORY
3 BED | 2.5 BATH
2 CAR GARAGE



▽ CABLE



MAIN FLOOR



UPPER FLOOR

All dimensions and square footage are approximate at Mosaic and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 05.24



CAMILLE II

OLD WORLD

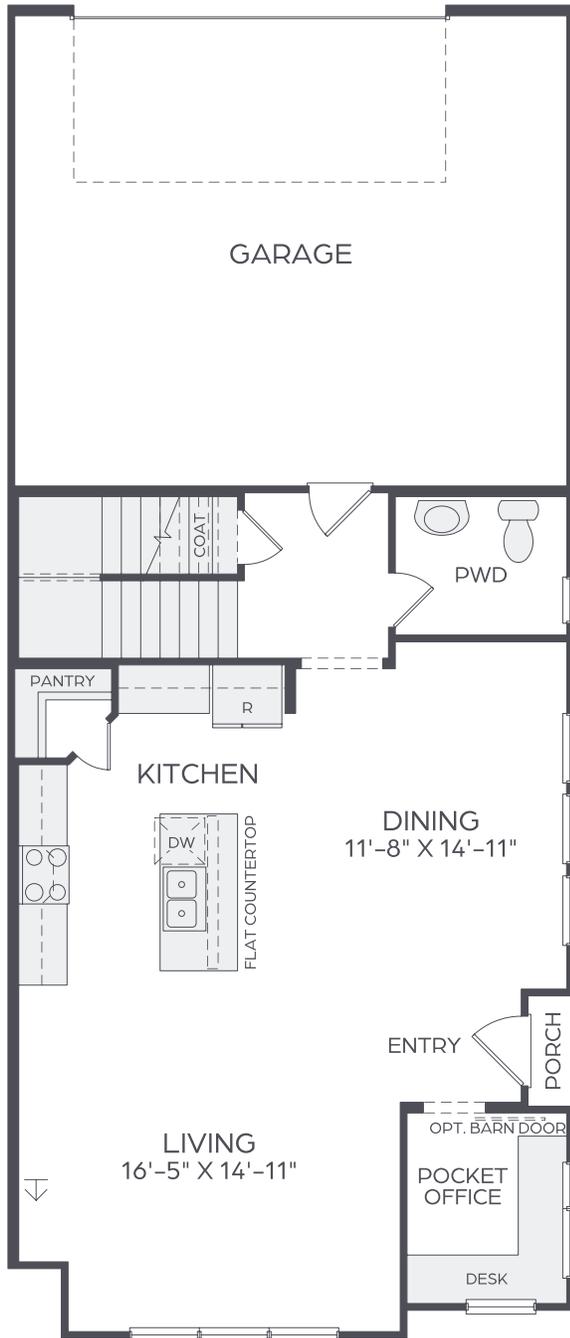
2,269 SQ FT | 2 STORY

3 BED | 2.5 BATH

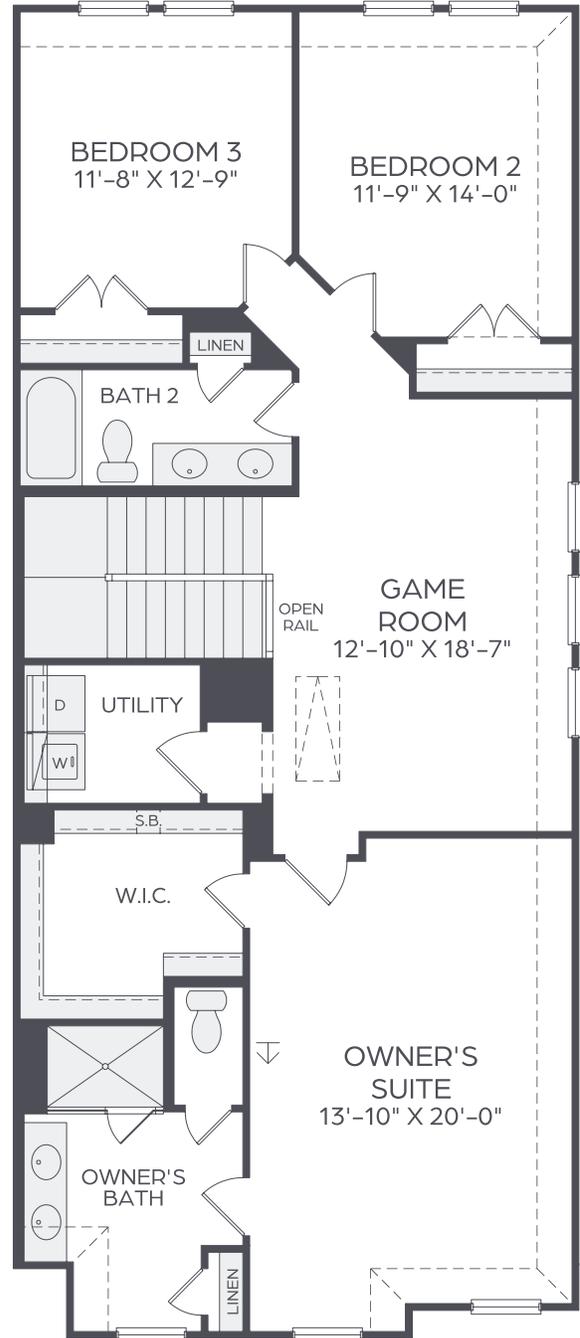
2 CAR GARAGE



▽ CABLE



MAIN FLOOR



UPPER FLOOR

All dimensions and square footage are approximate at Mosaic and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 11.24



EQUAL HOUSING OPPORTUNITY

MOSAIC

INCLUDED FEATURES



Interior Features

- Satin nickel finish lighting fixtures
- Kwikset satin nickel doorknobs
- Engineered flooring product on the first floor (per plan)
- Hand-laid ceramic tile in the utility room and baths
- Rounded Sheetrock corners (with the exception of windows)
- Ceiling fans in primary bedroom and family room
- Dramatic ceiling heights (per plan)
- Choice of five interior wall paint colors

Deluxe Kitchen

- Polished and sealed granite countertops
- Double bowl stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- 42" flat panel upper cabinets with staggered projections, hidden hinges, full extension drawer glides and crown molding
- Stainless steel GE® appliances
- Five-burner gas range including integrated griddle at center burner and one-touch self-clean
- Microwave oven vented to the exterior
- Delta pullout single-handle faucet in chrome

Luxurious Bathrooms

- Custom 36" cabinet vanity heights in primary and secondary bathrooms
- Solid surface countertops with porcelain rectangle undermount sinks in primary and secondary baths.
- Double vanities in primary bath and secondary baths (per plan)
- Over-sized shower in primary glass enclosure, ceramic tile walls and a back-to-back pull-handle
- Oval pedestal sink in the powder bath
- High 42" mirrors in primary and secondary baths
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Delta chrome faucets in all baths

Electrical

- Two outdoor waterproof electrical outlets
- Smoke detectors
- GFCI outlets in kitchen, bathrooms, garage and exterior
- Carbon monoxide detector (per city code)
- Disk lighting in kitchen, utility, pantry, garage and primary closet (per plan)
- Ceiling fans in primary bedroom and family room
- Secondary bedrooms and game room are blocked and wired for ceiling fans
- Decora Rocker switches

Exterior Features

- Kwikset handle set in black on front entry door
- Rear-entry garages with steel-insulated garage doors
- Garage door opener with two remotes
- Seamless metal gutter system, including downspouts
- Sprinkler system maintained by the HOA (per plan)
- Two hose bibs
- HardiePlank® siding, trim and vented soffit panels with 30-year manufacturer warranty

CadenceHomesTX.com

Price, features, floor plans, availability, and promotions are subject to change or termination at anytime without notice. Photography and renderings are for illustrative purposes only. Lot premiums per select homesites. See Community Sales Manager for complete details. Revised: 10.1.2025



MOSAIC INCLUDED FEATURES



Quality Construction Features

- Quality kiln-dried lumber throughout
- On-site construction
- Borate treatment at base plates
- Taexx pest defense system in the walls
- Interior fire sprinkler system with cabinet cover (location per plan)
- Assistance from professional interior decorator for standard and optional selections at a state-of-the-art design studio

Optional Features

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Countertop upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Interior painted garage

Energy Saving Features

- R-38 blown-in ceiling insulation*
- R-13 exterior wall insulation*
- R-22 in sloped ceilings*
- R-11 in shared party walls (double insulation)*
- DensGlass® shaftliner in party wall, providing a two-hour firewall and noise resistance
- 16 SEER performance Armstrong (Lennox International company) HVAC System
- Rheem tankless hot water heater
- Radiant barrier roof decking (per specs)
- Polyseal™ on all base plates and rough openings

- Low-E double-pane insulated vinyl frame windows
- Programmable thermostat
- Cost-effective natural gas heating
- Architectural laminated shingles with limited lifetime manufacturer's warranty

**R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.*

Due to supply chain disruptions, Cadence Homes reserves the right to substitute products and brand names as needed. Any substitution, if necessary, will not impact the overall function of the home and will not impact the energy efficiency of the homes.

We appreciate your understanding in this ever-changing market.

We have many other features to select from.
Please see your Community Sales Manager for additional information.

CadenceHomesTX.com

Price, features, floor plans, availability, and promotions are subject to change or termination at anytime without notice. Photography and renderings are for illustrative purposes only. Lot premiums per select homesites. See Community Sales Manager for complete details. Revised: 10.1.2025



For All Members of the Community, the Dues include payment for the following:

- Professional Community Management
- Annual Preparation of Federal and State Taxes; Filing Annual Corporate Registration
- Common Area Insurance
- Common Area Electricity
- Irrigation and Landscape Maintenance/ Expenses for the Common Areas
- Common Area Mulch for All Areas Two (2) Times per Year
- Individual Mulch for Townhomes Two (2) Times per Year
- Seasonal Flower/Color Two (2) Times per Year
- Water and Sewer for Common Area
- Property Taxes for Common Area
- Maintenance of Association Perimeter Fencing and Detention Pond Maintenance
- Irrigation Repairs for all Areas to Include Setting Times and Repairs
- Maintenance of Community Signage
- Dog Station Maintenance (If Applicable)
- Long Term Savings for Common Areas
- Master Insurance Policy on the Building/Structure
- Exterior Building Maintenance per CC&R's

Quarterly dues HOA Regular Assessment and Townhome Assessment equate to approximately \$438 per month.

HOA & TAX RATE

HOA
CCMC Corporate Office
8360 E. Via de Ventura
Blvd. #L100
Scottsdale, AZ 85258
480-921-7500

Tax Rate
The total tax rate is
1.98% or \$1.98 per \$100
valuation.
PID:\$2,440/year

UTILITY PROVIDERS

Electric
CoServ - (940) 321.7800

Gas
CoServ - (940) 321.7800

Water & Sewer
City of Celina Water & Sewer
(972) 382.3345

Cable & Internet
AT&T U-verse - (855) 797.8303
Optimum - (469) 715.2583
Tier One - (800) 288.0722
Speed of Light - (866) 599.7652

SCHOOL INFORMATION

Prosper ISD
<https://www.prosper-isd.net/>
(945) 678-0000

Elementary School
V.W. Smothermon
Elementary School
4600 Lamplights Dr
Proser, TX
(945) 678-3900

Middle School
Moseley Middle School
1451 N. Teel Pkwy
Prosper, TX
(945) 678-7600

High School
Richland High School
3450 Prairie Dr
Prosper, TX
(945) 678-8300

MOSAIC SITEMAP



Model Home Address:
4565 Lamplights Dr, Prosper, TX 75078
CadenceHomesTx.com