



# Edgestone at Legacy

## Edgestone at Legacy

From \$1.14 Million

**Phone:** (972)364-7133

4155 Vivion Drive  
Frisco, TX 75034

## Sales Office Hours

Mon - Thu & Sat: 10am - 6pm  
Fri & Sun: 12pm - 6pm

## Driving Directions

### From Dallas North Tollway:

Take exit toward Stonebrook Parkway,  
Turn left onto Stonebrook Parkway,  
Turn right onto Edgestone Drive,  
Turn right on Vivion Drive,  
Model home is on the right.

## Tax Information

Estimated Tax Rate: \$2.16 per \$100 of appraised valuation

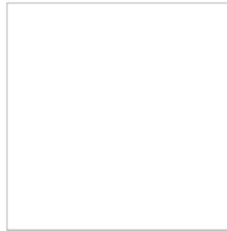
## Home Owners Association

Vision Communities Management Inc. Estimated  
HOA Dues: \$1,308 per year

## Schools

Frisco ISD

- Allen Elementary (Elementary School)
- Lamar & Norma Hunt Middle School (Middle School)
- Frisco High School (High School)



## Community Details

Coventry Homes brings their award-winning new home designs to Edgestone at Legacy, a community located in the bustling Frisco area of DFW.

The 307-acre master-planned community features miles of hike-and-bike trails that connect with regional trails and local parks. The on-site amenity center includes a resort-style pool, state-of-the-art fitness center, and outdoor lounge. Additional amenities include two playgrounds, a second community pool, and a common area perfect for gathering with neighbors.

Excellent located in the Frisco area, the community is convenient to amenities such as the \$5 Billion Mile, The Forum at Wade Park, Stonebriar Centre, Dr. Pepper Arena, and Dr. Pepper Park. A location near the tollway allows buyers to access these local amenities, as well as business and leisure attractions in the Dallas/Fort Worth Metroplex.

Students in the community attend schools in the highly-acclaimed Frisco Independent School District for elementary, middle or high school.

Contact Coventry Homes today about new home opportunities in Edgestone at Legacy.

## Amenities

- Neighborhood parks with ponds, creeks and miles of hike and bike trails.
- The on-site amenity center includes a fitness facility, infinity-edged pool, wi-fi cabanas, tennis courts and a state-of-the-art playground.
- Sports fans can take in all the action at Toyota Stadium, Dr Pepper Stadium and The Star, the Dallas Cowboys' corporate offices and practice facility.
- Shop and dine at The Star in Frisco, the Shops at Legacy and Legacy West, all nearby.
- Located just minutes from the Dallas North Tollway to speed your way to work and beyond.
- Take the kids to the National Video Game Museum, the Museum of the American Railroad, Sci-Tech Discovery Center and more.

## Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

### Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make decision to purchase. © 2006 - 2024 Coventry Homes, All Rights Reserved. 4/26/2024

Address/Plan	~Sq.ft.	Strs	Bdrms	Mst	Bth	Grg	Price	Stage
3574 Singer Ln 3767 F / Lockhart	4061	2.0	6	D	5/0	3.0	\$1,368,986	Estimated Completion Mar 2023
3690 Ladywell Rd 4166 C / Montague	4127	2.0	5	D	5/2	3.0	\$1,403,356	Estimated Completion Mar 2023
3622 Ladywell Rd 3767 H / Lockhart	4117	2.0	5	D	4/1	3.0	\$1,387,499	Estimated Completion Oct 2023

## Community Plans

These are the floor plans that we build in this community.

## Standard

Plan	~Sq.ft.	Strs	Bdrms	Mst	Bth	Grg	Price
2878 / Bremond	2932	1.0	4	D	4/0	3.0	\$1,141,990
3341 / Eagle Mountain	3306	2.0	5	D	3/0	2.0	\$1,156,990
3765 / Humble	3780	2.0	5	D	4/0	3.0	\$1,198,990
3767 / Lockhart	3769	2.0	5	D	4/0	3.0	\$1,221,990
4226 / Dayton	4250	2.0	5	D	4/1	3.0	\$1,245,990
4166 / Montague	4114	2.0	4	D	4/2	3.0	\$1,252,990