

2509 Swinley Forest St. Celina, Texas 75009

LEGACY HILLS · CELINA, TEXAS

San Marcos Plan · 4 Bed / 3.5 Bath · 3,253 Sq Ft

AVAILABLE NOW

4

BEDROOMS

3.5

BATHROOMS

3,253

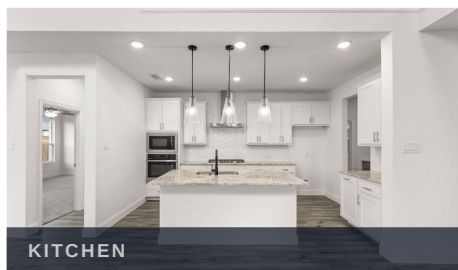
SQUARE FEET

2

CAR GARAGE

6,250

SQ FT LOT



Set within Legacy Hills in Celina, Texas, this 3,253 square-foot San Marcos plan delivers an open-concept layout built for how families actually live — 4 generously sized bedrooms and 3.5 bathrooms, with a 2-car garage, on a 6,250 sq ft homesite facing south. UnionMain Homes builds every detail with quality — from the chef-inspired kitchen with quartz countertops and stainless appliances to the spa-inspired primary bath. The home is complete and available now — no waiting on construction.

10-Year Structural Warranty

Plus 2-year systems and 1-year workmanship coverage.

Energy Star Certified

HERS® Index Score of 54 — about \$3,666/yr less in utility costs than a standard new home.

Top-Rated Celina ISD

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

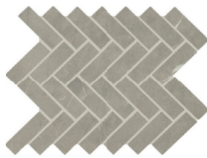
Home Facts

Community	Legacy Hills
Builder / Plan	UnionMain · San Marcos
Bedrooms / Bathrooms	4 / 3.5
Living Area	3,253 Sq Ft
Stories	2
Garage	2-Car
Lot Size	6,250 Sq Ft
Orientation	Faces south
Priced At	\$515,000

Included Finishes



COUNTERTOP



FLOORING & TILE

Legacy Hills & Celina, Texas

Celina is a fast-growing community that still holds tight to its small-town charm. Located just north of Frisco, Celina offers a unique mix of rural beauty and suburban convenience. With excellent schools, a thriving historic downtown, and plenty of space to grow, it's a place where families and businesses alike can plant roots and thrive.

School Zoning (Celina ISD)

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

See a UnionMain Homes sales consultant for complete details. Information is subject to change without notice. This is not an offer for extension of credit or a commitment to lend. Buyer must use a preapproved lender. Source: unionmainhomes.com, listing for 2509 Swinley Forest St., Celina, Texas 75009.



NEW HOME COUNSELOR

John Fritz

(214) 764-0119 · jfritz@unionmainhomes.com
UnionMain Homes · (469) 813-8700

VIEW FULL
LISTINGGET PRE-
QUALIFIED

Floor Plan — San Marcos (4260)

Two-story open-concept layout · 2-car garage · 6,250 sq ft homesite

3,253

Total Sq Ft

4

Bedrooms

3.5

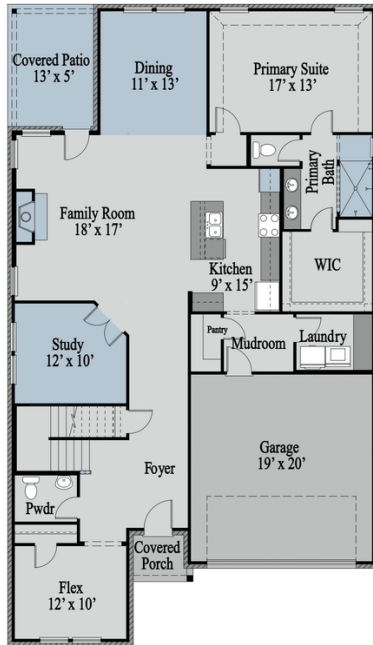
Bathrooms

2

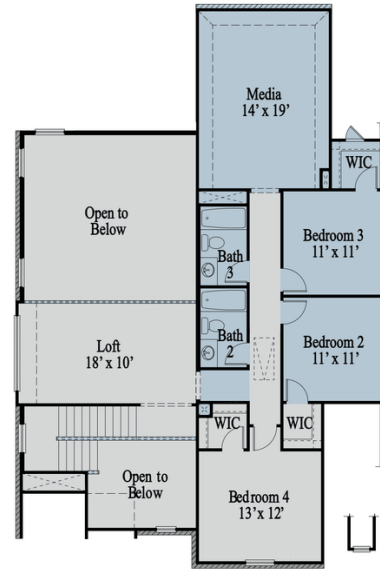
Stories

2-Car

Garage



FIRST FLOOR



SECOND FLOOR

Designer Upgrades Included

\$77,225 in included value — already reflected in the price

- Study
- Spa Shower
- Open Railing
- Formal Dining
- Extended Patio
- Indoor Fireplace
- Painted Cabinets
- Brasserie Kitchen
- Media Room Upgrade
- Two Story Living Room
- Additional Full Bathroom

About UnionMain Homes

At UnionMain, we know we're building more than just a home — we're building an extension of you. With a uniquely personalized design process, we build homes tailored to fit your lifestyle across premier communities in Dallas–Fort Worth and Atlanta, upholding the highest industry standards in craftsmanship, safety, and quality. Your vision is our foundation, and your happiness is the final touch — backed by a 10-year structural warranty and Energy Star certification on every home we build.

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of UnionMain Homes and/or others and cannot be reproduced or copied without UnionMain Homes' prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Not an offer or solicitation to sell real property. Equal Housing Opportunity.