

# 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

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

## UTILITIES

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

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

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