



# SOCIAL LIVING

REAL ESTATE

4429 Canadian River  
Prosper, TX 75078

Home For Sale  
3,073 +/- SQFT



### Overview

1-Story home | 3-4 bedrooms | 3 full baths | 2 car garage | office | media room



- ✓ One level
- ✓ Open layout for entertaining
- ✓ Space to work from home
- ✓ Private media room for movie nights



This home stands out with a sleek stone elevation and thoughtfully designed interior including 10' ceilings, wood floors, crown moulding, and a stunning fireplace with Turkish travertine.

The gourmet kitchen offers granite countertops, shaker cabinets, stainless steel appliances, double ovens, a 36" cooktop, and a vented hood, plus a convenient butler's pantry and open California-style layout.

Enjoy smart home features with Savant system, full security, pre-wired audio, and a media room with projector and speakers included.

Complete with covered patios, full gutters, sprinkler system, and 2-car garage, this home blends modern design with everyday functionality in one of the area's most desirable communities in Prosper/Celina.

**A rare blend of modern design, smart home technology, and high-end finishes—all in a single-story layout in the highly desirable Creeks of Legacy community.**

## **INTERIOR HIGHLIGHTS**

- Spacious single-story floor plan with 10' ceilings throughout
- Wood flooring in main living areas
- Elegant crown moulding and rounded corners
- Stone fireplace with hearth, Turkish travertine surround, stained mantle, and glass doors
- 2" blinds installed throughout
- Pre-wired with acoustic audio (in-wall/in-ceiling speakers) ready for install
- Dedicated media room with projector and speakers included
- Tankless water heater

## **KITCHEN FEATURES**

- Gourmet kitchen with granite countertops
- Shaker-style cabinetry for a clean, modern look
- Stainless steel appliances (counter depth refrigerator available for purchase)
- Double oven for added cooking flexibility
- 36" gas cooktop
- Vent hood exhausted to exterior
- California kitchen design—open, functional, and ideal for entertaining
- Convenient butler's pantry for additional storage and prep space

## **SMART & FUNCTIONAL LIVING**

- Smart home enabled with integrated Savant system
- Full security system
- Full sprinkler system for easy lawn maintenance
- Thoughtful layout with office + media room for work and play

## **EXTERIOR FEATURES**

- Striking brick elevation with modern appeal
- Covered patios for outdoor living and entertaining
- Full gutter system installed
- Professionally designed exterior with strong curb appeal

## **NOTABLE UPGRADES & DIFFERENTIATORS:**

- Savant smart home system
- Media room with projector + speakers included
- Exterior-vented kitchen hood (premium upgrade)
- Turkish travertine fireplace detail
- Butler's pantry + California kitchen layout
- Pre-wired audio system throughout
- Master double closet design

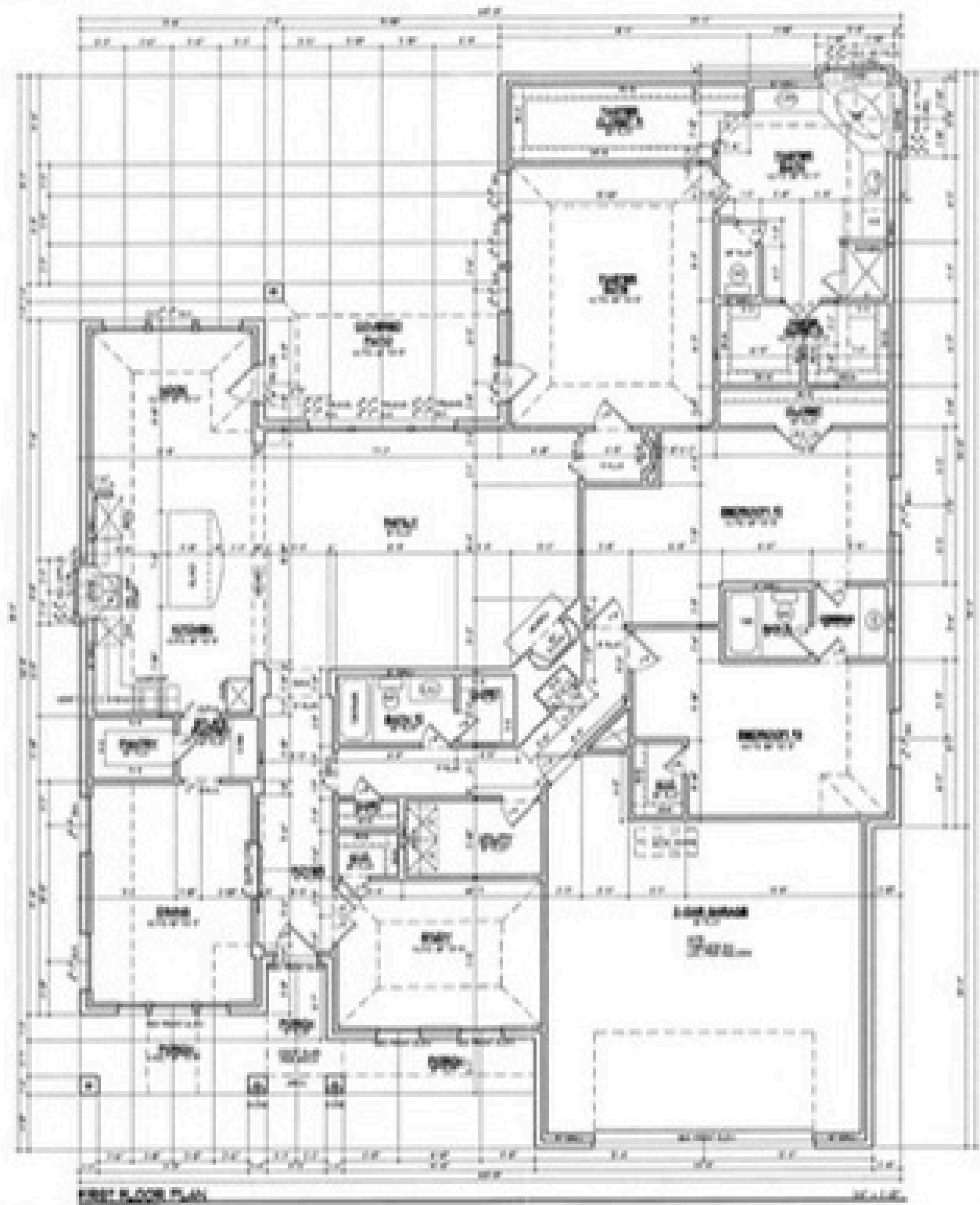


**Janet Clark | Principal Broker**  
[janet@sociallivingre.com](mailto:janet@sociallivingre.com)

214-945-1970 ext 700 | [sociallivingre.com](http://sociallivingre.com)

Information deemed reliable but is not guaranteed by the Broker or Owner and should be verified.





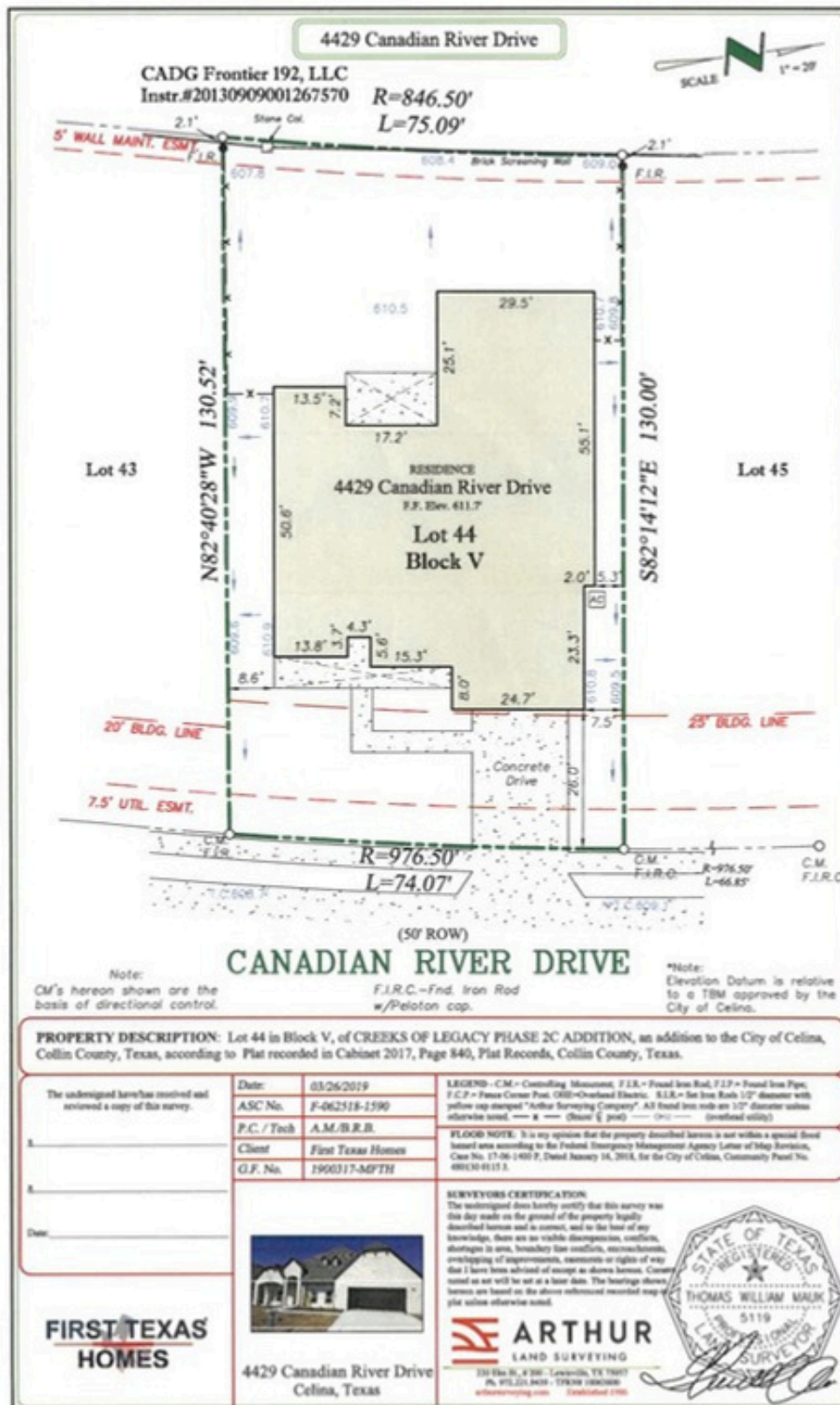
Janet Clark | Principal Broker

janet@sociallivingre.com

214-945-1970 ext 700 | sociallivingre.com

Information deemed reliable but is not guaranteed by the Broker or Owner and should be verified.





Note:  
C.M.'s hereon shown are the basis of directional control.

F.I.R.C. - Find, Iron Rod w/Peloton cap.

\*Note:  
Elevation Datum is relative to a TBM approved by the City of Celina.

**PROPERTY DESCRIPTION:** Lot 44 in Block V, of CREEKS OF LEGACY PHASE 2C ADDITION, an addition to the City of Celina, Collin County, Texas, according to Plat recorded in Cabinet 2017, Page 840, Plat Records, Collin County, Texas.

The undersigned hereon has reviewed and reviewed a copy of this survey.

Date: \_\_\_\_\_

Date:	03/26/2019
ASC No.:	F-062518-1590
P.C. / Tech:	A.M./B.R.B.
Client:	First Texas Homes
G.F. No.:	1900317-MPTH

**LEGEND** - C.M. = Controlling Measurement; F.I.R. = Found Iron Rod; F.I.P. = Found Iron Pipe; F.C.P. = Found Corner Post; O.S.D. = Overhead Electric; S.I.E. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — X — (Stone & post) — (Pit) — (Infrared utility)

**FLOOD NOTE:** It is my opinion that the property described herein is not within a special flood hazard area according to the Federal Emergency Management Agency Letter of Map Revision, Case No. 17-06-1407, dated January 14, 2018, for the City of Celina, Community Panel No. 09030-01113.

**SURVEYORS CERTIFICATION**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as above stated. Court record as set will be set at a later date. The hearings shown herein are based on the above referenced recorded map plat unless otherwise noted.

**FIRST TEXAS HOMES**



4429 Canadian River Drive  
Celina, Texas

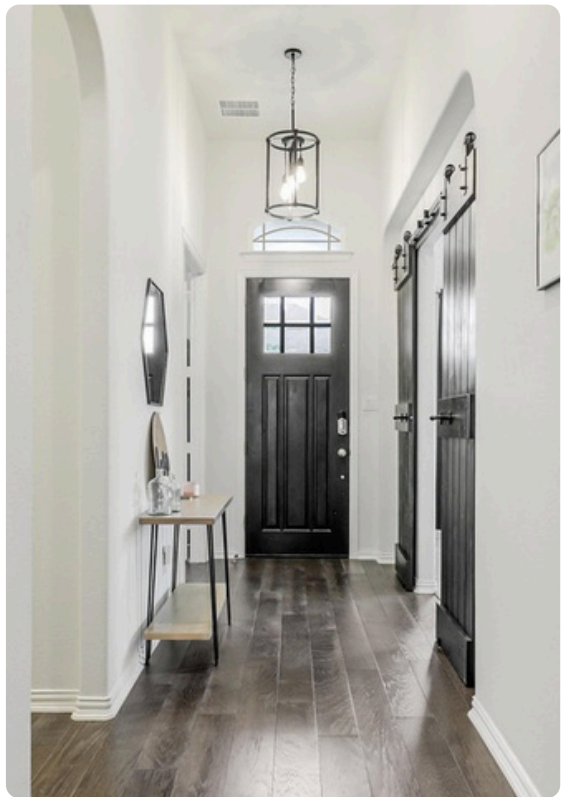
**ARTHUR LAND SURVEYING**  
221 Elm St., #201 - Greenville, TX 75707  
P.O. #12, 201 #401 - Dumas, TX 75840  
arthurlandsurveying.com Established 1986



Janet Clark | Principal Broker  
janet@sociallivingre.com  
214-945-1970 ext 700 | sociallivingre.com

Information deemed reliable but is not guaranteed by the Broker or Owner and should be verified.

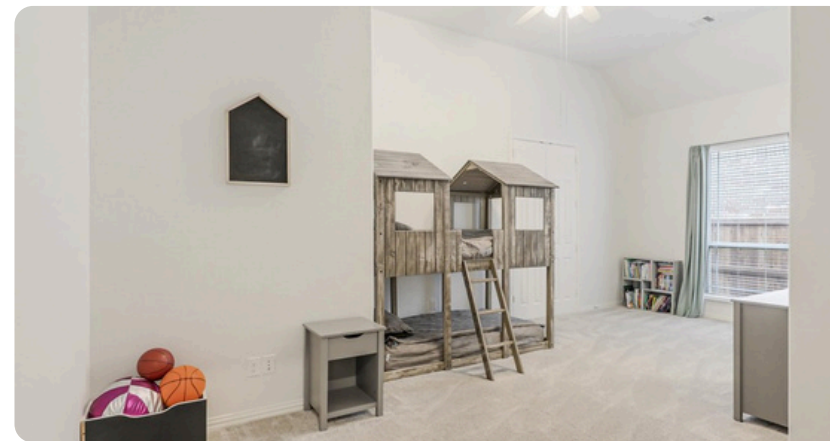
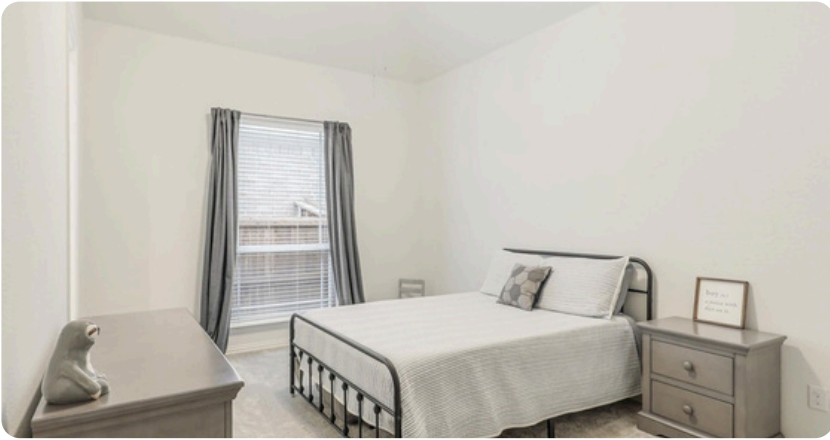
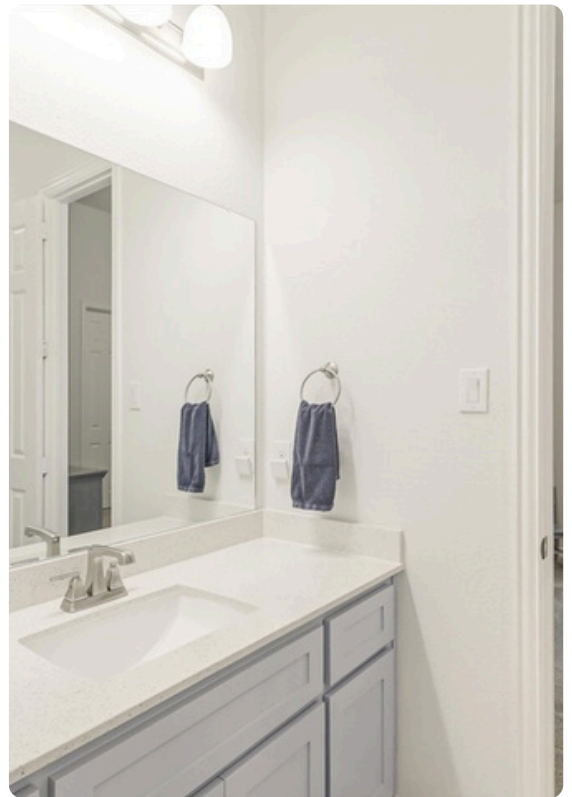




Janet Clark | Principal Broker  
janet@sociallivingre.com  
214-945-1970 ext 700 | sociallivingre.com

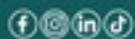
Information deemed reliable but is not guaranteed by the Broker or Owner and should be verified.

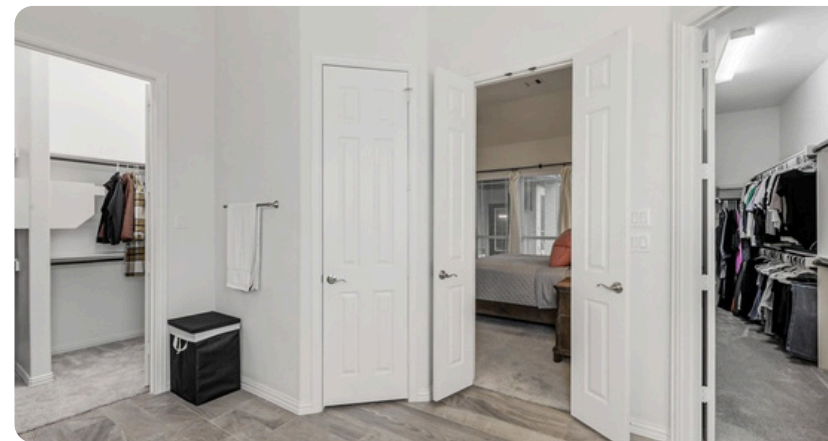
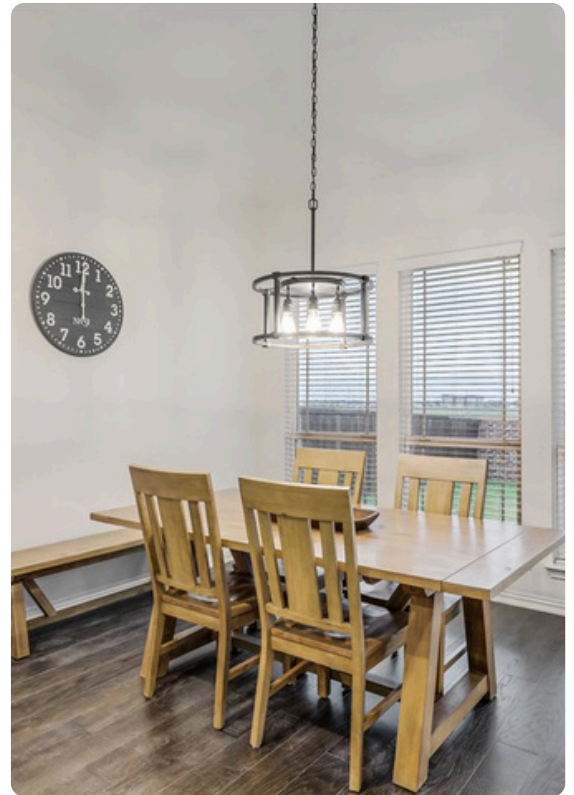
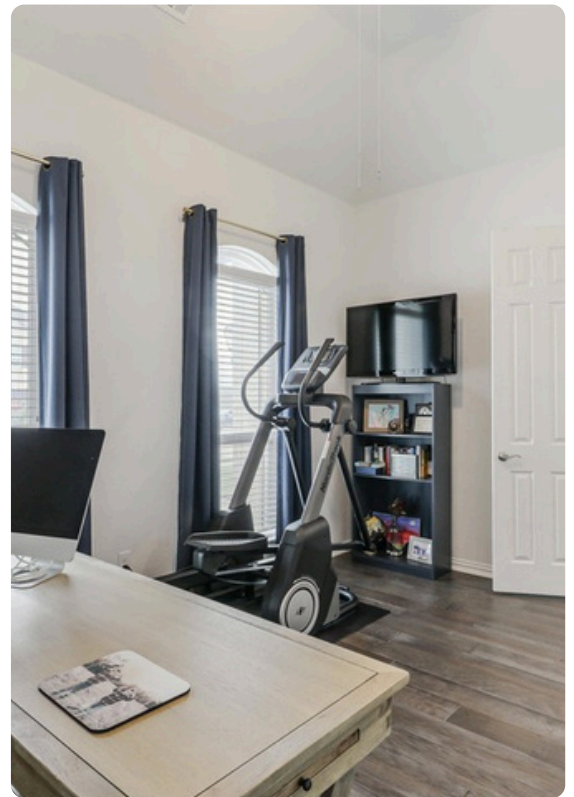




Janet Clark | Principal Broker  
janet@sociallivingre.com  
214-945-1970 ext 700 | sociallivingre.com

Information deemed reliable but is not guaranteed  
by the Broker or Owner and should be verified.





Janet Clark | Principal Broker  
janet@sociallivingre.com

214-945-1970 ext 700 | sociallivingre.com

Information deemed reliable but is not guaranteed  
by the Broker or Owner and should be verified.





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Social Living Real Estate Boutique</u>	<u>9003284</u>	<u>Info@SocialLivingRE.com</u>	<u>(214)945-1970</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>janet@sociallivingre.com</u>	<u>(214)945-1970</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>janet@SocialLivingRE.com</u>	<u>(214)945-1970</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Janet Clark-Sela</u>	<u>0476532</u>	<u>janet@SocialLivingRE.com</u>	<u>(214)945-1970</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1



Janet Clark | Principal Broker  
janet@sociallivingre.com

214-945-1970 ext 700 | sociallivingre.com

Information deemed reliable but is not guaranteed by the Broker or Owner and should be verified.

