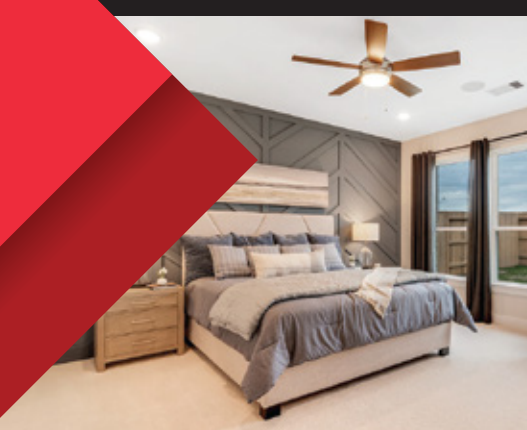




CASTLEROCK COMMUNITIES

Bay Creek | Baytown, TX



Experience the relaxation of coastal living inside of CastleRock's newest community, Bay Creek. Located in the charming city of Baytown, this conveniently designed community rests perfectly between the bustle of Downtown Houston and the wonderful beaches at Galveston Island. With quick access to I-10 and I-45, your commute to either of these cities will be a breeze. In Bay Creek, there's always something for the entire family to enjoy. Vacation at home with area attractions like the Kemah Boardwalk, Pleasure Pier, Parks, Museums, and plenty of shopping and dining venues around. CastleRock New Homes at Bay Creek offer you a variety of floor plans to choose from our most popular collections - all with elegant features and unique options to make your house a home.

C-ROCK.COM

Alabama | Arizona | Tennessee | Texas

 **Daiwa House Group®**



Bay Creek

Cobalt Series

50' homesites

07/01/26

One-Story Homes

Base Price

Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$279,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$292,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$308,990

Two-Story Homes

Blanco	2280	4 bedrooms, 2.5 bathrooms, open concept family room and kitchen, 2-story dining room, study, 2nd floor game room. Optional Features: covered patio and master luxury bath	\$327,990
Rio Grande	2507	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio	\$335,990
Trinity	2513	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio	\$338,990
Concho Model	2817	4 bedrooms, 3.5 bathrooms, open concept 2-story family room, kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio	\$359,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. All square footages listed are subject to slight variation. Prices listed are base prices and do not include upgraded elevations, lot premiums, and options. We reserve the right to substitute products, equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Color and size variations may occur. Stated lot sizes are "generic" and actual width will vary. See Sales Consultant for current plan and elevations. Views may be altered by subsequent development, construction, and landscaping growth. Not an offer or solicitation to sell real property. Equal housing opportunity.



Bay Creek

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front, sides, and rear per plan
- Upgrade elevations available
- Five-foot garage bump out for additional storage
- Class A, 25-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Windstorm Insulated steel garage doors with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- 5' wide public walks per community guidelines
- Custom address block

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with wood casing
- Kwikset satin nickel door hardware
- Monterey drag texture at ceilings and walls
- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Shaw carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC
- Wood base throughout
- Nickel finish ceiling fan with light kit in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE free-standing gas range, dishwasher and space-saving external-venting microwave
- Birch cabinets with 30-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel undermount single-bowl sink with Chrome faucet
- 1/3 HP Garbage disposal
- Flush-mounted LED downlighting in kitchen per plan

LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sinks (dual vanities per plan)
- Oversized soaker tub in master bath
- Master bath includes separate tub and shower with white tile shower and tub surround over backerboard and a garden window
- Secondary bath/tub shower has white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan
- Elongated toilets throughout plan

ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frames with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Gas-fired tankless water heater sized per plan
- R-38 blown fiberglass in attic areas above conditioned space
- Min R-13 Fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Passive attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing designs
- Engineered frame and windstorm designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off valve
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master, family and game room per plan
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Twelve 5-gallon shrubs in front yard
- One 2" caliper oak tree in the front yard; corner lots to include two additional side yard trees
- 6-foot privacy fence at rear yard with one gate; good neighbor fencing at interior lot locations and upgraded stained fencing at street or reserve facing areas
- Fully sodded front and side yards to fence
- Lake lots to include wrought iron fencing and sod at rear yard
- Rain diverters at exterior doors per plan
- Two exterior hose bibs per plan with anti-siphoning device

CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Six-year structural component warranty
- Professional decorator assistance with one 2-hour appointment
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

04/15/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Bay Creek

Silver Series

55' homesites

07/01/26

One-Story Homes

Base Price

Aspen	1651	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and casual dining area, covered patio option	\$299,990
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$307,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$318,990
Glenwood <i>Model</i>	2264	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio option, study or optional bedroom #4, optional 2nd floor bonus room	\$333,990

Two-Story Homes

Yuma	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$365,990
Hayden	2809	4 bedrooms, 2.5 bathrooms, large kitchen and dining area that opens into the family room, study, game room, media room. Optional features: bedroom #5 and bath #3 in lieu of media, bedroom #6 and bath #4 in lieu of study	\$378,990
Snowmass	3313	4 bedrooms, 3.5 bathrooms, open concept layout, 2-story formal dining and family room, kitchen with island, study, game room, media room, optional covered patio	\$410,990
Southfork	3542	5 bedrooms, 4 bathrooms, open concept layout with spacious family room, study, formal dining room, mud room, two master bedroom closets, upstairs game room, and covered balcony. Options include designer kitchen, 3-car garage, super showers, bedroom #6 and rear covered patio	\$429,990



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Bay Creek

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front, sides, and rear to 9' per plan
- Class A, 30-year Black Shadow Shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handle set
- Windstorm Insulated steel garage door with pre-wire for automatic opener
- 10' x 10' broom finished concrete rear patio
- 16' driveway 3' privacy walk from driveway to entry
- 5' wide public walks per community guidelines
- Wrought iron railing on exterior balconies per plan

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master, per plan
- Art niches and archways, per plan
- Decorative California rails on rake walls and overlooks per plan
- Raised-panel interior doors with casing
- Square-edge sheetrock corners throughout
- Kwikset satin nickel door hardware
- Monterey drag texture at ceilings and walls
- Choice of LVP at entry, kitchen/breakfast, baths and utility
- Wide selection of carpet in all bedrooms, bedroom closets, second floor, and stairs, per plan
- Shaw carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC paint
- Wood base throughout home
- Wood shelving and hanging rods in closets, per plan
- Ceiling fan with light kit in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE slide in gas range, dishwasher and space saving external venting microwave
- Birch cabinetry with flat-panel doors
- 42-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel single-bowl undermount sink with chrome faucet
- 1/3 HP garbage disposal
- Flush-mounted LED down-lighting in kitchen, per plan

LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops with square edge and rectangular sinks (dual vanities per plan)
- Oversized soaker tub in master bath
- Master bath includes separate tub and shower with ceramic tile shower, tub surround and a garden window tub surround over backerboard and a garden window
- Secondary bathtub/shower with ceramic tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder, per plan
- Elongated toilets throughout

ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frames with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Gas-fired tankless water heater sized per plan
- R-38 blown fiberglass in attic above conditioned space, per plan
- Min R-13 fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Passive attic ventilation, per plan
- Poly seal on all base plate and wood penetrations to exterior
- Programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspection

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered frame and windstorm designs
- Coach lights at front, rear and garage door per plan
- Alarm pre-wire with contacts at first-floor doors, pre-wire with blank plates for two keypad locations and motion or glass break detector locations at all first-floor main rooms
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off valve
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- Security pre-wire with 3 keypad pre-wire locations, 1 motion detector pre-wire location, contacts at first floor doors, and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Two 15-gallon shrubs and twelve 5-gallon shrubs in front yard
- Two 2" caliper trees in front yard; corner lots to include two additional side yard trees
- Gutters at front of home with 2-foot returns per plan
- Two exterior hose bibs with anti-siphoning devices per plan
- 6-foot privacy fence at rear yard with one gate; good neighbor fencing at interior lot locations and upgraded stained fencing at street or reserve facing areas
- Fully sodded front and side yards to fence
- Lake lots to include wrought iron fencing and rear sod

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Professional decorator assistance with two 2-hour appointments
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

04/15/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Bay Creek

8922 & 8918 Bay Lodge Ln, Baytown, TX 77521
713-863-1189

Public Schools

Victoria Walker Elementary	281-421-1800
Edward Franklin Green Junior High	281-421-4450
Goose Creek Memorial	281-421-4400

Private Schools/Daycares

Baytown Christian Academy	281-421-4150
Walden Oaks	281-424-5811
Footprints Learning Academy	281-422-1017
Chinquapin Preparatory School	281-426-5551

Emergency Services - Dial 911

AFC Urgent Care- Baytown Garth
Houston Methodist Primary Care

Area Churches

Churches of all denominations in the area. Please speak with
Sales Consultant.

Local Utility/Service Providers

CenterPoint	713-659-2111
City of Baytown (Water)	281-422-8281
City of Baytown (Trash)	281-420-5300
Xfinity (Cable/Internet)	800-934-6489
www.baytown.org	

Title and Warranty

Crown Title	713-881-7584
Howeowner Central Portal (activate portal online post closing)	

Shopping & Entertainment

Baytown Shopping Center
Shoppes at Bay Town
Mount Belvieu Crossing
Planet Fitness

Homeowner's Association

Bay Creek Annual HOA Fee	\$750
Annual PID Assessment (50' lots)	\$2,594
Annual PID Assessment (55' lots)	\$2,913

Property Tax Information

Goose Creek ISD	1.07250
Harris Co	0.385290
Harris Co Flood Center	0.04897
Port of Houston Authority	0.00615
Harris Co Hosp District	0.16348
Harris Co Education Dept	0.00480
Lee Junior College District	0.19510
HC Emergency Service District 75	0.1

Total 1.97629

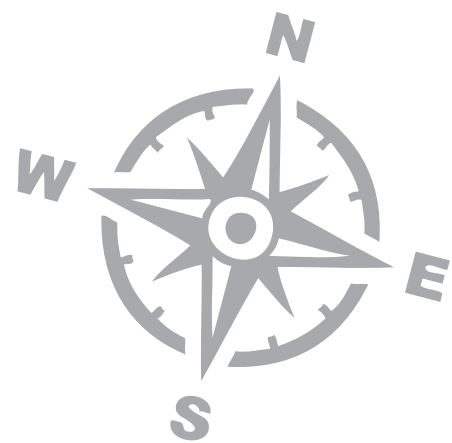
Medical Facilities

AFC Urgent Care- Baytown Garth
Houston Methodist Primarty Care
Highland Family Clinic
JanKowski Medical Clinic

Community Colleges

Lee College	281-427-5611
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CASTLEROCK COMMUNITIES

QUALITY AND SUSTAINABILITY UNDER ONE ROOF

Today, it is easier than ever to live sustainably without sacrificing style. Throughout our many years of business, our buyers have trusted us to build safe, high-quality homes with them and their families' well-being in mind. CastleRock makes it possible to create a home that is beautiful, comfortable, and eco-friendly.



INSPIRED BY YOU

CastleRock was founded with one goal in mind; to build sustainable homes that reflect your true essence. Our team is committed to providing superior service with passionate execution, using your life, your personality and your dreams as the building block for your future home.

BUILDING A BETTER HOME

From energy and water efficiency to construction durability and an improved indoor environment, we are building homes that are better for you, your wallet, and the planet. Unique design elements combined with our modern features give every room in your home a luxurious feel that will last a lifetime.



YOUR HOME IS YOUR CASTLE

We believe this old adage remains more applicable today than ever before. Our homes are designed to create unique opportunities for our customers to satisfy their lifestyle needs. In a time of practicality, we continue to focus on adding unexpected flair. Variety of choices remains a key driver in our offering decisions in both our home plans and communities.



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