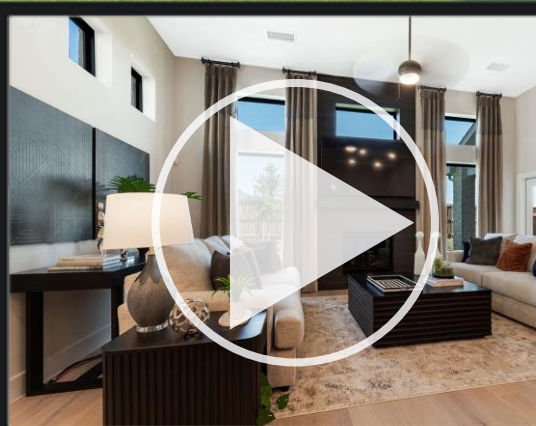




CASTLEROCK COMMUNITIES

Green Meadows | Celina, TX



This charming, resort-style, master-planned community located in Celina, provides a tranquil and natural feel with the convenience of parks and entertainment nearby. Green Meadows by CastleRock Communities has a lot to offer with several major outlets, fine dining, and plenty of shopping opportunities around. This nature-encompassing community is the ideal location for families and active lifestyles. Residents will have full access to top-notch amenities like a resort pool, community amphitheater, playgrounds, hiking & biking trails, and so much more. If you want luxurious living combined with the great outdoors, Green Meadows is the community for you. Call us today to discover why many families have trusted CastleRock Communities with building their dream home. [Click here for a virtual tour!](#)



Green Meadows

Celina, Texas 75009 Phone:

(940) 488-1036 Models:

Glenwood / Eureka

Property Tax Information

Denton County	\$0.189485
Celina ISD	\$1.238100
Smiley Road Water Control District #1	\$1.000000

Total Tax Rate (before homestead) \$2.427585

Homeowner's Association

Insight	214-494-6002
Monthly Fee - 50's Lots	\$156.00
Monthly Fee - 60's Lots	\$164.00
Monthly Fee - 65's Lots	\$168.00
Monthly Fee - 70's Lots	\$172.00

Emergency Numbers

Emergency	911
Celina Police Department	972-382-2121
Celina Fire Department	972-382-2653
City of Celina-City Hall	972-382-2682
Poison Control	800-222-1222

Local Utility/Service Providers

Water and Waste- Mustang SUD	940-440-9561
Electric and Gas- Coserv	940-321-7800
AT&T Phone and Cable	877-728-1563
Direct TV	877-611-6723
Optimum Phone and Cable/Internet	888-545-9089

Library

Celina Public Library	972-382-8655
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Public Services

US Post Office	800-275-8777
Celina Post Office-Walnut Street	972-382-2951

Community Schools

Bothwell Elementary School	469-742-9100
Moore Middle School	469-742-9101
Celina High School	469-742-9102

Texas Christian University	817-257-7000
Collin County College	972-548-6790
University of North Texas	940-565-2000
Dallas Baptist University	214-333-7100
University of Texas at Dallas	972-883-2111

Grocery Stores

Brookshire's	972-382-3553
Kroger Marketplace	972-346-5209
Walmart Supercenter	972-795-5744
Market Street	214-872-1500

Area Recreation

The Gates at Prosper	Preston & 380
Main Event	469-362-7227
Toyota Stadium	214-705-6700
Allen Premium Outlets	972-678-7000
Stonebriar Mall	972-668-4900
The Star	

Medical Facilities

Celina Medical Clinic	972-382-3939
Comm Med Family Urgent Care	972-833-1142
Baylor Scott & White Medical	469-764-1000
Cook Children's Urgent Care	682-303-8000
Methodist McKinney	972-569-2700

Area Churches

Churches of every denomination available nearby.





Green Meadows

Silver Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 8:12 roof pitches per plan
- Brick on front elevation per plan with full brick on sides and rear, two stories include brick on second floor sides and rear per plan
- Gray mortar included at all masonry locations
- 30-year dimensional Black Shadow shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany two panel 8' tall front door with nickel finish handle set
- 9100 Series Sonoma Panel insulated steel garage door standard window inserts with automatic opener and decorative hardware
- Covered rear patio sized per plan
- 16-foot driveway with 3-foot privacy walk to entry
- 5' wide public walks per community guidelines
- Iron railing on exterior balconies per plan

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Art niches and archways per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners first floor accent areas
- Nickel finish door hardware and light fixtures
- Monterey drag texture on ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- White paddle switches throughout
- Kichler designer light fixtures
- Two-story homes have traditional stained oak handrails and wrought iron balusters per plan

**Fireplace option available (direct vent only)

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers
- GE built-in stainless appliance package including 36" gas cooktop, microwave, wall oven, External venting hood and dishwasher
- saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray

**Optional island for most plans

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
- Master bath includes separate tub and shower with 3X6 white tile shower and tub surround over backerboard and a garden window
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Wide selection of carpet over 3/8-inch pad
- Professional decorator assistance through Design Gallery with two 2-hour appointments

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 15 SEER HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient Vinyl Windows Almond frame with screen and Argon gas
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections (**gas connections are an available option)

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- Coach lights at front, rear and garage door per plan
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shutoff access
- 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

- One 20-gal, two 10-gal, fifteen 5-gal, and thirty 1-gallon shrubs at front yard
- One 4" caliper tree street tree; lots backing up to common areas to receive one 3" rear yard tree
- Fully sodded front, side, and rear yards with full sprinkler system
- Gutters at front, sides, and rear per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6' privacy fence at rear yard with one gate-stained Cedar Tone Brown; wrought iron fencing required along the side and rear with common area frontage

CUSTOMER SERVICE HIGHLIGHTS

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





Green Meadows

Gold Series Homes

EXTERIOR DETAILS

- Brick/stone/stucco front elevations per plan
- Brick on front elevation per plan with full brick on sides and rear, two stories include brick on second floor sides and rear per plan
- Two car front load garages
- Gray mortar included at all masonry locations
- Covered rear patio sized per plan with brick column(s)
- 30-year Dimensional black shingles
- Custom address block
- Cementitious fiber cement fascia, soffit & trim
- Stained mahogany front door with leaded glass insert
- Nickel finish handle set at front door with decorative deadbolt
- 9100 Series Sonoma Panel insulated steel garage door standard windows inserts with automatic opener and decorative hardware
- 16-foot driveway with 3-foot privacy walk to entry
- 5' wide public walks per community guidelines
- Iron railing on exterior balconies per plan

ELEGANT INTERIORS

- Art niches and archways per plan
- Choice of wood flooring throughout the first floor except in baths and laundry room, which are tiled
- Carpet over 1/2-inch pad in second floor living areas, per plan
- Raised panel interior doors with decorative casing; 8' tall interior doors at first floor locations, 6'8" doors at second floor locations
- Satin nickel Kwikset door hardware
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with low-VOC paint
- Low-VOC white trim paint
- Decorative wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Ceiling fan with light kit in family room and master bedroom
- 42" direct vent fireplace with ceramic tile surround with MDF mantle
- Two-story homes have traditional stained oak handrails, oak treads, painted riser and wrought iron balusters per plan
- Crown molding at entry, dining room and master suite
- Insulated glass panel door at rear entry
- White paddle switches throughout
- Kichler designer light fixtures

CHEF'S KITCHEN

- Wooden cabinets with 42-inch uppers, pot & pan drawers beneath cooktop, and trash can pull - out
- GE built-in stainless steel appliance package including 36" gas cooktop, microwave, wall oven, stainless-steel free-standing vent hood, and dishwasher
- Well-designed workspace with island at kitchen per plan
- Flush-mounted LED down lighting at kitchen per plan
- 3CM granite or quartz countertops with 3x6 ceramic tile backsplash
- Stainless undermount dual bowl sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray

LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (his and hers vanities at master per plan)
- Free Standing tub with tile surround stainless Delta faucet at master bath
- Master has separate tub and shower with garden window and 3x6 ceramic tile shower surround over backerboard
- Secondary bath surround includes 3x6 ceramic tile over backerboard
- Nickel finish accessories at master bath and powder room
- Chrome finish accessories at secondary baths
- White pedestal sink and decorative mirror at powder per plan

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Energy efficient, dual-pane windows with Low-E glass and vinyl frames
- High efficiency HVAC system with fresh air intake and media filter(s)
- High efficiency central gas heating
- R-38 blown fiberglass in attic areas above conditioned space
- Min R-15 fiberglass BATT insulation in 2x4 walls next to continuous space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Passive attic ventilation, designed per plan
- Poly-seal on all base plate and wood penetrations to exterior
- Programmable thermostat(s)
- High-efficient LED lighting throughout
- Energy-efficient gas-fueled tankless water heater
- Water-saving shower heads and faucets
- Third party insulation inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered foundation and frame design
- Engineered floor system with 3/4" engineered subfloor per plan
- Coach lights at front, rear and garage door per plan
- PEX water distribution system with main water shut-off access
- Value pack Structured wiring package
- Alarm wiring with contacts at first-floor doors, one control panel, one keypad, one motion detector at family, one siren, plus pre-wire with blank plates for future motion or glass break detector locations at all first-floor main rooms

LANDSCAPING PACKAGE

- One 20-gal, two 10-gal, fifteen 5-gal, and thirty 1-gallon shrubs at front yard
- One 4-inch caliper tree street tree; lots backing up to common areas to receive one 3-inch rear yard tree
- 6' privacy fence at rear yard with one gate-stained Cedar Tone Brown; wrought iron fencing required along the side and rear with common area frontage
- Two exterior hose bibbs with anti-siphoning devices
- Gutters at front, sides, and rear per design
- Fully sodded front, side, and rear yards with full sprinkler system

CUSTOMER SERVICE HIGHLIGHTS

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







Green Meadows

Silver Series

50' homesites

6/20/2025

One-Story Homes			Base Price
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$464,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$479,990
Glenwood	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	\$499,990
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	\$529,990
San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$539,990
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	\$549,990
Silverthorne	2959	4 bedrooms, 2.5 bathrooms, 2-story formal dining, open to family room, kitchen with optional island, study, game room, media room, covered patio	\$559,990
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	\$569,990
Southfork Model	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	\$589,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

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 estate property. Equal housing opportunity.



Green Meadows

Gold Series

60' homesites

10/31/2025

One-Story Homes			Base Price
Capitola	2453	3 bedrooms, 2.5 bathrooms, open concept kitchen, dining, and family room area, study, covered patio. Optional Features: 2nd floor game room or Bedroom #4 with bath #3	\$559,990
Atascadero	2578	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio, study, optional 2nd floor Gameroom with bedroom #4 and optional media room	\$569,990
Santa Barbara	2796	3 bedrooms, 2.5 bathrooms, 2 car garage with tandem, open concept family room, kitchen, dining, and breakfast area combination, separate living area, enlarged covered patio. Optional features: Study, Exercise area, Office/Media, Bed#4 with Bath#3, 2nd Floor Gameroom with Media	\$584,990
Malibu	2799	3 bedrooms, 2.5 bathrooms, large kitchen and breakfast area that opens into the massive family room, study or optional bedroom #4 and covered patio.	\$585,990
Two-Story Homes			
Fremont	3005	4 bedrooms, 3.5 bathrooms, open concept layout, large kitchen, formal dining, 2-story family room, sweeping staircase, game room, covered patio, study	\$598,990
Eureka	3409	4 bedrooms, 3 bathrooms, 3 car front-load garage, combined kitchen-breakfast area, formal dining, 2-story family room, game room, covered patio and optional study with powder bathroom or bedroom#5 with bathroom #4 in lieu of 3rd car garage. <i>*Includes 3 Car Garage Standard</i>	\$632,990
Sausalito	3712	4 bedrooms, 3.5 bathrooms, rounded breakfast area, spiral staircase, and two story dining, his and hers walk-in closets, covered patio, study, game room, media room	\$654,990
Laguna II	4052	5 bedrooms, 3.5 bathrooms, open concept layout, breakfast area, formal living and dining, 2-story family room, sweeping staircase, game room, media, covered patio	\$669,990
Laguna III <i>Model</i>	4299	5 bedrooms, 4.5 bathrooms, open concept kitchen, breakfast area, and 2-story family room combination, formal dining, sweeping staircase, 2 bedrooms downstairs, and large covered patio, 2nd floor game room, media room and optional covered balcony	\$682,990

**Plans available on 70' lots with 3-Car Garage Included for a \$35,000 premium plus any additional lot premiums.*

70' homesites

One-Story Homes			Base Price
Ventura	2585	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio, study, optional bedroom #4 and bathroom #3. <i>*Includes 2 Car Garage w/ tandem Standard</i>	\$604,990
Two-Story Homes			
Frisco	3688	5 bedrooms, 4 bathrooms, 3 car tandem garage, large open concept kitchen, formal dining and 2-story family room combination, study and large covered patio, sweeping staircase, 2nd floor game room and media room. Optional Bedroom #6 and Bath #5 in lieu of tandem garage. <i>*Includes 2 Car Garage w/ tandem Standard</i>	\$679,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

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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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