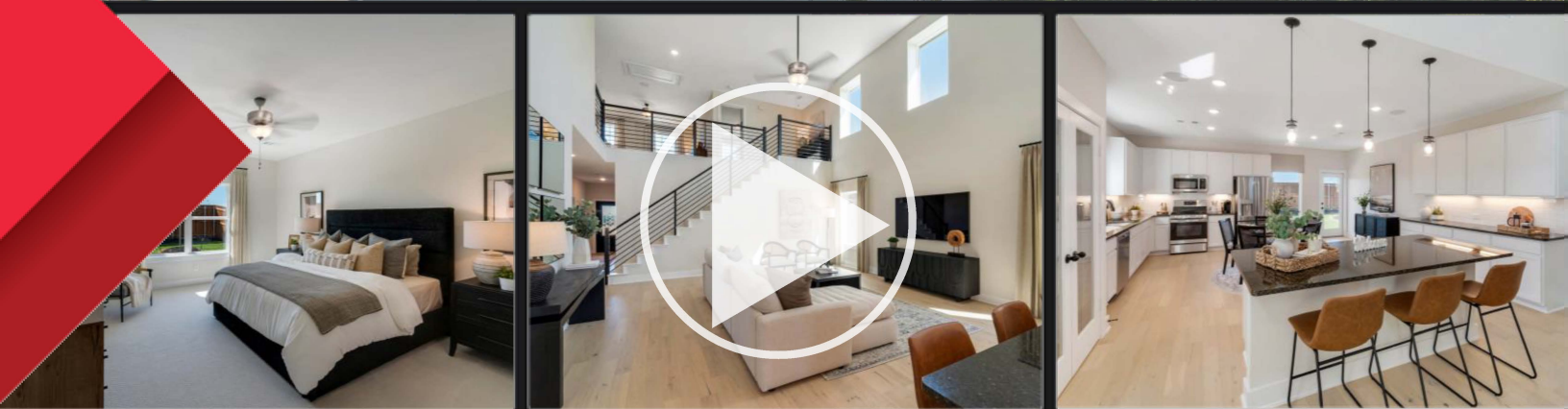




CASTLEROCK COMMUNITIES

Sagebrook | Argyle, TX



Ideally located near Hwy 377 and I-35W, this master-planned community will give its residents quick commutes to major employers, shopping, dining, and area recreations. At completion, Sagebrook will offer resort-style amenities including an amenity center, pool, walking trails, and a playground. Children will also have the privilege of attending top-notch schools within Denton ISD - known as being one of the Best School Districts in Texas. Looking to further your education? This community is only 15 minutes from the University of North Texas and Texas Women's University. Sagebrook by CastleRock Communities offers a unique collection of floor plans with a wide variety of options and included features. Don't miss out on living in this one-of-a-kind community - [Click here for a virtual tour!](#)



Sagebrook

Denton, Texas 76226
Phone (940) 488-1036

Property Tax Information

City of Denton	\$0.560682
Denton Central Appraisal District	\$0.000000
Denton County	\$0.189485
Denton ISD	\$1.159200
Total Tax Rate (before homestead)	\$1.909367

Homeowner's Association

Sagebrook HOA	\$1,200.00
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Emergency Numbers

Emergency	911
Denton Police Department	940-349-8181
Denton Fire Department	940-349-8840
Poison Control	800-222-1222

Local Utility/Service Providers

Water and Waste-	
Electric and Gas-	
AT&T Phone and Cable/Internet	877-728-1563
Direct TV	877-611-6723
Optimum Phone and Cable/Internet	888-545-9089

Public Services

US Post Office	800-275-8777
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Library

Denton Public Library	940-349-8752
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Area Churches

Churches of every denomination available nearby.

Community Schools

E.P. Rayzor Elementary	940-369-4100
Harpool Middle School	940-369-1700
Guyer High School	940-369-1000
University of North Texas	940-565-2000
Texas Women's University	940-898-2000
Texas Christian University	817-257-7000
Dallas Baptist University	214-333-7100
University of Texas at Dallas	972-883-2111

Grocery Stores

Kroger Marketplace
Walmart Supercenter
Albertsons

Area Recreation

Shops at Highland Village	972-317-7500
Denton Country Club	940-464-0077
Golden Triangle Mall	940-566-6024
Downtown Denton-The Square	940-218-1815
Lantan Golf Club	940-728-4653
Texas Motor Speedway	817-215-8500
Oakmont Country Club	940-321-5599
Lake Lewisville	

Medical Facilities

Medical City of Denton	940-384-3535
Texas Health Presbyterian Hospital	940-898-7000
Baylor Scott & White	940-220-0600





Sagebrook

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and sides to 9' per plan; two story homes will include brick on front and sides, and rear to 9' per plan
- Brick at front entry walls
- Five-foot garage bump out for additional storage
- Upgrade elevations available with brick or stone per plan
- Custom address block
- Class A, 30-year black shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage doors with automatic opener
- 3' x 3' broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- 4' public walks per community guidelines

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with decorative 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 home
- 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 42-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 3X6 white tile shower and tub surround over backerboard and a garden window
- Secondary bath/tub shower has 3X6 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
- One exterior coach light
- 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 and game room per plan
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Two 15-gallons, eight, 5-gallons and twenty 1-gallon shrubs in front yard
- One street tree and one yard tree: corner lots include two additional ornamental trees
- Fully fenced rear yard; stained Ready Seal Pecan per community requirements
- Fully sodded front, side, and rear yard with full sprinkler system
- Gutters at front elevation per plan
- Two exterior hose bibs per plan

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

1/26/2026





Sagebrook

Cobalt Series

3/20/2026

One-Story Homes

Base Price

Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$355,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$360,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$365,990

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	\$389,990
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	\$399,990
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	\$403,990
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	\$419,990

****All Homes Include a 2.5-Car Garage****



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



SAGEBROOK





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.