



CASTLEROCK COMMUNITIES

Arcadia | Brentwood, TN



Home, sweet home. Arcadia by CastleRock Communities is where your dream home awaits, just 15 minutes from the heart of Nashville, TN. If you're looking for a new construction home that combines convenience, luxury, and a picturesque setting, look no further. Arcadia offers a perfect balance of modern living and natural beauty, making it the ideal choice for repeat and first-time homebuyers, luxury seekers, and anyone relocating for a refreshing change of scenery. With spacious homes, generous lot sizes, and a prime location, Arcadia is the community where your dream home becomes a reality. At Arcadia, you'll enjoy 1/2-acre home sites that offer ample space for outdoor living, along with beautiful views of the surrounding nature. Let us help you find the perfect home in a community that offers the lifestyle you've been dreaming of!

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Alabama | Arizona | Tennessee | Texas

 **Daiwa House Group®**



Arcadia

Gold Series

07/01/26

Two-Story Homes

Laguna IV	4054	5 bedrooms, 4.5 bathrooms, raised gameroom, media room, formal living area and covered patio. Optional features include: dual master suite, extended kitchen, study, covered balcony, bathroom #3 super shower, 2.5-car or 3-car garage.	\$1,700,990
Cappiello	4187	4 bedrooms, 3.5 bathrooms, computer area, upstairs gameroom, media room, and covered patio. Optional features include: bedroom #5, bathroom #5, covered balcony, gourmet chef's kitchen, professional kitchen, and 3-car garage.	\$1,800,990
Pinehurst	4201	4 bedrooms, 3.5 bathrooms, hearth room, study, and covered patio. Optional features include: sun room, super showers, balcony, professional kitchen, gourmet chef's kitchen, 1-car or 3-car garage.	\$1,900,990
Pebblebeach	5233	5 bedrooms, 4.5 bathrooms & covered patio, study, gameroom, and media room. Optional features include: dual master suite, bedroom #6, covered balcony, utility/caterers kitchen, professional kitchen, gourmet kitchen, private baths, and super showers.	\$2,370,990



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. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Stated lot sizes are "generic" and actual width will vary. Not an offer or solicitation to sell real property. Equal housing opportunity.



Arcadia

Gold Series Homes

EXTERIOR DETAILS

- Exclusively designed with brick, stone, and James Hardie siding, per plan/elev.
- Cementitious fiber cement fascia, soffit, and trim
- Covered rear patio w/ brick-wrapped post(s), per plan/elev.
- Brick pavers at front entry, per plan/elev.
- Class A, 30-year dimensional black shingles
- 8' stained mahogany front entry door with leaded glass insert
- 3-car side/swing-load garage (per plan)
- Steel 8' garage doors, decorative hardware, and automatic openers

ELEGANT INTERIORS

- 10' ceilings on first floor and 9' second floor, per plan
- Smooth drywall finish on ceilings and walls
- Square drywall corners throughout
- Coordinating two-tone low-VOC paints
- Engineered hardwood throughout first floor main areas
- Wooden stair treads (per plan) stained to match, with white-painted MDF risers
- Choice of ceramic tile flooring in laundry room and all bathrooms except powder, which has wood flooring.
- Wide selection of carpet in all bedrooms, bedroom closets, and second floor, per plan
- 8' doors on first floor, 6'8" doors on second floor
- Crown molding in foyer, living, and master bedroom
- Satin nickel Kwikset door hardware
- Stained oak handrails with metal balusters, per plan
- Wood shelving and stained closet rods, per plan
- Natural gas fireplace with mantel, per plan
- Ceiling fan with light kit in family room and master bedroom
- Kichler designer light fixtures

CHEF'S KITCHEN

- Built-in GE stainless steel appliance package with self-cleaning oven, 36" gas cooktop, free-standing vent hood, microwave, and dishwasher
- Soft-close cabinetry in choice of color and style
- 42" upper cabinets with crown molding
- Choice of 3cm granite/quartz countertops
- Ceramic tile backsplash
- 1/3 hp garbage disposal
- Stainless steel undermount sink with pullout faucet
- Well-designed workspace and kitchen island
- Trash can pullout drawer
- Flush-mounted LED down-lighting per plan

LUXURIOUS BATHS

- Soft-close cabinetry in choice of color and style
- Furniture style cabinet in powder bath
- Quartz vanity tops with undermount sinks
- Free-standing tub with deck-mounted faucet at master bath, per plan
- Brushed nickel fixtures with matching accessories in powder and master bath
- Elongated toilets throughout
- Stand-alone master shower with frameless glass enclosure and ceramic tile walls, per plan
- Ceramic tile walls in secondary bath showers
- Framed mirrors in master and powder bath

ENERGY EFFICIENCY FEATURES

- Energy efficient, dual-pane windows with LowE 360 glass and black/white frames
- Insulated glass panel rear patio door
- R-38 blown fiberglass in attic areas above conditioned space
- Min R-13 (2") closed cell spray-foam insulation in crawl space below 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
- High efficiency HVAC system, fresh air intake, and media filter
- Passive attic/crawl space ventilation, designed per plan
- Natural gas-fueled tankless water heater
- Poly-seal insulation at all base plate and exterior penetrations
- Honeywell programmable thermostat(s)
- High efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspections

ENGINEERING & TECHNOLOGY

- Professionally engineered foundation and frame design
- Engineered floor system with ¾" engineered subfloor, per plan
- Exterior lighting at front and rear entries and garage, per plan
- PEX water distribution system with main water shut-off valve
- Media outlets (data line & cable TV) at family, master, study, and media/game room, per plan
- Home Automation Panel
- Video Doorbell Camera
- Kwikset Smart Lock and handle set at front entry

LANDSCAPING PACKAGE

- Professionally designed landscape package: one 20-gallon shrub, one 15-gallon shrub, one 5-gallon shrub, ten 3-gallon shrubs
- One 3" caliper maple tree
- Fully sodded front, side, and rear yard
- Full irrigation package
- Freeze-protected hose bibs, per plan
- Gutters with splash blocks at downspouts

CUSTOMER SERVICE HIGHLIGHTS

- Professional decorator assistance through Design Gallery with a total of 5 hours 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-drywall meeting with our team
- Pre-move in orientation meeting with construction manager

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Arcadia

Ragsdale Rd., Brentwood, TN 37027

Phone (615) 234-8658

Public Schools

Jordan Elementary	615-472-5270
Sunset Middle	615-472-5040
Ravenwood High	615-472-4821

Private Schools/Daycares

Montessori Academy	615-833-3610
East Brentwood Children's Academy	615-370-4296
Brentwood Academy	615-523-0611
Currey Ingram Academy	615-507-3242
Primrose School of Brentwood	615-370-8305

Emergency Services - Dial 911

Fire Department	615-371-0170
Ambulance EMS	911
Police Department	925-634-6911
Non-Emergency Service	925-809-7911

Area Churches

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

Medical Facilities

Vanderbilt Primary Care	615-377-3300
Williamson Medical Center	615-435-5000
Midtown Medical Center	615-581-4051
CareNow Urgent Care - Nolensville	615-992-9345

Shopping & Entertainment

Cool Springs Galleria	615-771-2128
Green Hills Mall	615-298-5478
Opry Mills Outlet Mall	615-514-1000
Nordstrom Rack	615-843-4200

Homeowner's Association

HOA Fee	\$2500/year
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Property Tax Information

Arcadia Total Tax Rate	\$2.17
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Community Colleges

Nashville State Community College	615-353-3333
Volunteer State Community College	615-452-8600
Columbia State Community College	615-790-4421

Local Utility/Service Providers

Middle Tennessee Electric	877-777-9020
Atmos Energy	888-286-6700
City of Brentwood Water & Sewer	615-661-7061





● INVENTORY

● AVAILABLE

● SOLD

● CLOSED



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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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