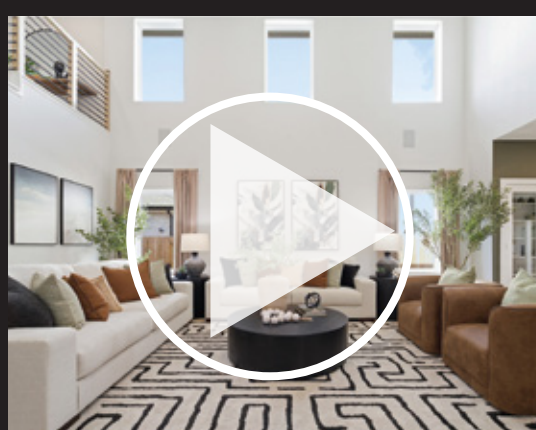




CASTLEROCK COMMUNITIES

Ashland | Angleton, TX



Step Into Your Dream Life at Ashland – A Premier New Home Community in Angleton, TX where small-town charm meets modern convenience. Located just 45 minutes south of Houston in the peaceful city of Angleton, Texas, Ashland offers the ideal lifestyle for growing families, remote workers, first-time homebuyers, and those seeking a fresh start or luxurious upgrade. Our expertly crafted homes feature contemporary finishes, open-concept floor plans, and energy-efficient features designed to meet the needs of today's homebuyers who demand both style and substance. Enjoy a resort-style pool, a state-of-the-art recreation center, and scenic walking trails that wind through the community's protected nature preserve. With easy access to major highways and a short drive to the Gulf Coast beaches, you're never far from coastal getaways. There's never been a better time to explore your future in Ashland. Tour model homes and explore floor plans today.

C-ROCK.COM

Alabama | Arizona | Tennessee | Texas

 **Daiwa House Group®**



Ashland Cobalt Series

50' homesites

07/01/26

One-Story Homes

Base Price

Frio	1362	3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study	\$239,990
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$253,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$264,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$265,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$277,990

Two-Story Homes

Lavaca	2109	4 bedrooms, 2.5 bathrooms, spacious family room, combined kitchen and dining area, upstairs gameroom. Optional features: covered patio and master luxury bath or super shower	\$289,990
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	\$299,990
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	\$309,990
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	\$310,990
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	\$329,990



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 property. Equal housing opportunity.



Ashland

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and side elevations per plan; two story plans included brick on 2nd front and side elevation
- Brick on front entry walls
- Upgrade elevations available
- 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 windstorm garage doors with pre-wire for automatic opener
- 3x3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors
- 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 and oak-colored blades 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 double lever Delta 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
- Shower/tub enclosure in master bath
- Shower/tub enclosure in secondary bath
- 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 and windstorm designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off valve
- Protective housing on exterior GCFI outlets
- 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
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE

- Two 15-gallons, fifteen 5-gallons, and twenty 1-gallon shrubs in front yard
- Two 3" caliper tree and one 30-gallon ornamental
- Visible to street fencing to include 6-foot tall 3-rail with cap and trim with one gate; non-visible interior fences to include good neighbor style fencing; side fences to be set back a minimum 10' from the front corner of the home
- Full irrigation system
- Fully sodded w/ Bermuda front, side, and 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

1/21/26



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Ashland

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	\$269,990
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$279,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$297,990
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	\$312,990

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	\$342,990
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	\$350,990
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	\$375,990
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	\$394,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Ashland

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and sides to 9' per plan; two story plans included brick at 2nd floor front and side elevations
- Brick front entry walls
- 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
- Insulated steel garage door – windstorm enhanced with pre-wire for automatic opener
- 10' x 10' broom finished concrete rear patio
- 16' driveway 3' privacy walk from driveway to entry
- 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
- 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 flooring on first floor, excluding all bedrooms and bedroom closets
- 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 undermount single 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 undermount 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
- 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
- Lighted front entry doorbell
- Windstorm certified

LANDSCAPING PACKAGE

- Two 15-gallons, fifteen 5-gallons, and twenty-five 1-gallon shrubs in front yard
- Two 3" caliper trees and one 30-gallon ornamental tree in front yard
- Visible to street fencing to include 6-foot tall 3-rail with cap and trim with one gate; non-visible interior fences to include good neighbor style fencing; side fences to be set back a minimum of 10' from the front corner of the home
- 6-foot privacy fence at rear yard with one gate
- Two exterior hose bibs (per plan)
- Fully sodded with Bermuda front, sides and rear yard
- Full irrigation system
- Gutters at front of home with 2ft return (per plan)

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

01/21/2026





Ashland

8319 Sapphire Springs Trail, Angleton, Tx. 77515
979-265-2171

Public Schools

Angleton ISD	978-864-8001
Rancho Isabella Elementary School	979-864-8007
Angleton Junior High School	979-864-8002
Angleton High School	979-864-8001

Grocery/ Drug Store

Kroger	979-849-1283
H-E-B	979-849-1215
Walgreens	979-849-2347
CVS Pharmacy	979-849-8294

Attractions, Parks & Recreation

Stephen F. Austin Statue/Angleton	979-849-5965
Angleton Recreation Center	979-549-0410
Mulligan Golf Center/Angleton	979-730-4653
Wilderness Golf Course/Lake Jackson	979-297-4653
Bates or Freedom Park/Angleton	979-849-4364
Brazoria County Historical Museum	979-849-4364
Surfside Beach/Freeport	979-233-1531
Quintana Beach/Brazoria	979-233-1461
Sea Center Texas Aquarium/Lake Jackson	979-292-0100
Skydive Spaceland/Rosharon	281-369-3337
Urban Air Trampoline & Adventure Park	979-307-7793

Property Tax Information

Before Homestead	2.980572
After Homestead	2.399800

Homeowner's Association

Annual Dues	\$1,000
Ashton Gray Development	281-617-6302

Emergency Services - Dial 911

Angleton Emergency Management	979-849-3547
Angleton ER	979-848-0911
Angleton Police Department	979-849-2383
Angleton Fire Department	979-849-1265

Community Colleges

Brazosport College	979-230-3000
Alvin Community College	281-756-3500
University of Texas Medical Branch	979-849-0842

Preschools/Daycares

Children's Clubhouse Daycare Ctr	979-308-4464
Greenhouse Child Care & Learning	979-549-0450
Little Hands Academy	979-849-4943
Kingdom Class Academy	979-548-0123
Tiny Treasures Learning Center	979-849-8004

Area Churches

Angleton Road Church of Christ	979-265-2191
Community Baptist Church	979-922-8491
Family Life Church	979-297-2811
First Presbyterian Church	979-798-7757
First United Methodist Church	979-849-6305
Fresh Spring Baptist Church	979-549-9813
Most Holy Trinity Catholic Church	979-849-2421
St. Timothy's Episcopal Church	979-297-6003

Local Utility/Service Providers

City of Angleton Public Utilities	979-849-4364
Services for Water and Trash	979-849-4364
Power2choose.org (electricity)	1-877-430-2898
Centric Fiber	877-342-7270





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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