



CASTLEROCK COMMUNITIES

Santa Rita Ranch| Liberty Hill, TX



Perfectly located between the charming cities of Liberty Hill and Georgetown sits the top-selling master planned community of Santa Rita Ranch. This community holds the Hill Country's finest, complete with elevated luxury living combined with the natural outdoor beauty that surrounds it. Say goodbye to long commutes - top employers, exquisite dining and shopping centers are just down the road. Children will attend the excellent schools within Liberty Hill ISD with an elementary school onsite! Spend the weekends relaxing with access to the resort-style pool, water slides, Jr Olympic pool, children's splashpad, Stargazer patio, the Front Porch, and the Ranch house. Stay fit with the Wellness Barn, Fitness Park, Hike & Bike Trails, and Yoga on the Great Lawn. See for yourself how Santa Rita Ranch is the perfect fit for your family's lifestyle.



Santa Rita Ranch

Silver Series

07/01/26

One-Story Homes

7/1/2026

Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$455,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$465,990
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	\$490,990

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	\$514,990
Hayden Model	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	\$532,990
Snowmass * Limited Availability	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	\$591,990



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. 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 estate property. Equal housing opportunity.



Santa Rita Ranch

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Stone on front elevation and brick sides per plan
- Two-story home will have brick 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
- Insulated steel garage door with pre-wire for automatic opener
- 16' driveway 3' privacy walk from driveway to entry
- Cedar wood 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 at entry, kitchen/breakfast, baths, utility and family/living room
- 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 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

LANDSCAPING PACKAGE

- Drought resistant landscape package per community requirements, includes two 3' caliper live oak trees
- Two exterior hose bibs (per plan)
- Fully sodded front and side yards to fence
- Gutters at front of home with 2-foot return (per plan)
- 6' fence with smooth side out, stained at street visual, one gate

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



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Santa Rita Ranch 60's

Silver Series

07/01/26

One-Story Homes

7/1/2026

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	\$525,990
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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	\$555,990
Hayden <i>Model</i>	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	\$580,990
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	\$609,990



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Santa Rita Ranch 60s

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Stone on front elevation and brick sides per plan
- Two-story homes will have brick rear per plan
- Class A, 30-year Black Shadow Shingles
- Custom address block
- Three car garage
- Covered Patio
- 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 with decorative hardware and pre-wire for automatic opener
- 16' driveway 3' privacy walk from driveway to entry
- Cedar wood railing on exterior balconies per plan

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master, per plan
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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
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- PEX water distribution system with main water shut-off valve
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- Cable TV pre-wire at game room per plan
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Drought resistant landscaping package per community requirements, includes two 3" caliper live oak trees
- Two exterior hose bibs with anti-siphoning devices
- Fully sodded front and side and rear with automatic sprinkler system
- Gutters at front of home with 2-foot return (per plan)

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
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01/21/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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SANTA RITA RANCH

113 Leon Loop Liberty Hill, TX 78642

Phone: (512) 240-5037

Model: Silverthorne

Property Tax Information

Liberty Hill ISD	\$1.540
Williamson County	\$0.437
Williamson County ESD #4	\$0.096
Williamson County FM/RD	\$0.040
William County MUD #19	\$0.850
Total Tax Rate (before homestead)	\$2.430

Emergency Numbers

911

Williamson County Sheriff	512-943-1300
Liberty Hill Fire Dept	512-515-5165
Liberty Hill Police Dept	512-515-5409

Local Utility/Service Providers

Atmos Energy	888-286-6700
Clawson Disposal	512-746-2000
Georgetown Utility System	254-793-3103
PEC Electric	512-331-8883
Suddenlink - Phone, Internet, Cable	737-240-0191

Homeowner's Association

Goodwin Management	512-688-5080
Annual Assesment (HOA DUES)	\$ 106/mo
Transfer Fee	\$275

Medical Facilities

Cedar Park Regional Medical Center	512-528-7000
St. David's Hospital - Georgetown	512-943-3000
St. David's Hospital - Leander	

Public Services

Liberty Hill Public Library	512-778-6400
US Post Office	512-515-6293
2655 Ranch Rd 1869, Liberty Hill, TX 78642	
Automobile Registration	512-943-1602
Voters Registration	512-943-1630

Grocery Stores

HEB PLUS
Costco
Whole Foods Market 365
Natural Grocers

Community Schools

Santa Rita Ranch Elementary School	512-260-5500
Santa Rita Ranch Middle School	512-379-3380
Liberty Hill Intermediate School	512-515-6516
Liberty Hill Junior High School	512-515-5636
Liberty Hill High School	512-260-5500
Liberty Hill ISD	512-260-5580

www.libertyhill.txed.net/home

Private Schools-Daycares

The Goddard School	512-528-1918
Liberty Hill Growing Tree Montessori	512-778-5555
Primrose School at Vista Ridge	512-260-0708
Divine Savior Academy	512-492-5332

Community Colleges

Austin Community College	512-262-6500
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Shopping-Retail

Lowe's Home Improvement
Lakeline Mall
1890 Ranch Mall
Wolf Ranch

Recreation

Crystal Falls Golf Course
Cedar Park Entertainment Center
Lake Travis
Lake Georgetown
Cimarron Hills Golf Course

Major Employers

Farmers Insurance
Dell Inc.
3M
IBM
Liberty Hill ISD

Area Churches

All denominations available





SANTA RITA
RANCH

Fact Sheet

COMMUNITY INFORMATION

WEBSITE

SantaRitaRanchAustin.com

PHONE

512.688.5080

ADDRESS

Farm House: 504 Exploration Circle., Liberty Hill, TX 78642

Ranch House: 175 Elizabeth Park Blvd, Liberty Hill, TX 78642

THE COMMUNITY

Santa Rita Ranch will feature a total of ten distinct villages spanning 3,700 rolling acres. Upon completion, there will be 8,500 homes.

HOURS OF OPERATION

Ranch House & Farm House Welcome Centers

Mon - Sat 10:00 AM - 6:00 PM

Sunday 12:00 PM - 6:00 PM

Wellness Barn Open 24 hours

Ranch House Pool Tue - Sun 6:00 AM - 10:00 PM

Hub Pool Wed - Mon 6:00 AM - 10:00 PM

Ranch House Pool Slides

Open Memorial Day to Labor Day

Thurs - Fri 12:00 PM - 8:00 PM

Saturday 10:00 AM - 8:00 PM

Sunday 11:00 AM - 8:00 PM

IMPORTANT CONTACTS

UTILITIES

Gas - Atmos Energy.....888.286.6700

Trash - Clawson Disposal.....512.930.5490

Trash - Texas Disposal Systems.....800.375.8375

Water - Georgetown Utility System.....512.930.3640

Electric - PEC Electric.....512.778.5470

Optimum: Phone, Internet, & Cable844.874.7558

MAILBOX KEYS

Liberty Hill Post Office.....800.275.8777

2655 Ranch Road 1869, Liberty Hill, TX 78642

SANTA RITA RANCH AMENITIES ACCESS FOBS

175 Elizabeth Park Blvd, Liberty Hill, TX 78642..512.688.5080, ext. 1

EMERGENCY SERVICES

Police/Fire/Ambulance.....911

NON-EMERGENCY

Liberty Hill Fire Department.....512.515.5165

Liberty Hill Police Department.....512.515.5409

Williamson County Sheriff.....512.943.1300

TAXES

Current estimated tax rate for LHISD is \$2.43/\$100

Current estimated tax rate for GISD is \$2.38/\$100

HOA

\$92/month | Transfer Fee: \$275

REGENCY - \$249/month | Transfer Fee: \$250

VENTANA - \$198/month | Transfer Fee: \$245

MIRABEAU - \$147/month | Transfer Fee: \$245

Working Capital Fee: \$250

Managed by Goodwin and Co.....512.688.5080, ext. 3

Access all HOA documents by visiting <http://asrm.sites.townsq.io/0>

AMENITIES

TWO FULLY STAFFED WELCOME CENTERS

- The Ranch House in Tierra Rosa Village
- The Farm House in the South Village

RANCH HOUSE POOL

- Two 18-ft. water slides
- Jr. Olympic Leisure and Lap Pool
- Splash Park Pool
- Stargazer Patio
- Firepit & Lounge Area
- The Lookout Deck

THE GREEN PLAY PARK IN SANTA RITA RANCH SOUTH

- State-of-the-art play and fitness equipment
- Splash zone
- Basketball courts
- Covered pavillion
- Food truck parking

THE HUB AT THE GREEN

- Clubhouse
- Resort-Style Pool
- Cabanas & Lounge Areas
- BBQ Barn
- Sand Volleyball

NATURE TRAILS & POCKET PARKS

- 5 miles of trails, plus 10 more to be added
- Marriage Park
- Ed's Lake
- Peggy Pond
- Headwaters Preserve
- Chris's Park
- Ed's Lake 2
- Sister Park
- Trail Lake
- Hideaway Park
- Farm House Park
- Memorial Park
- Dog Park

THE WELLNESS BARN

- Cardio machines
- Weight stations
- Fitness classes
- Motion & fitness room





SANTA RITA
RANCH

School Facts

LIBERTY HILL ISD SCHOOLS

WEBSITE

Libertyhill.txed.net

SANTA RITA ELEMENTARY.....512.260.5500
(Pre K – 5th) 532 Santa Rita Blvd, Liberty Hill, TX 78642

SANTA RITA MIDDLE SCHOOL.....512.379.3380
(6th – 8th) 90 E Santa Rita Blvd, Liberty Hill, TX 78642

LIBERTY HILL HIGH SCHOOL.....512.260.5500
(9th – 12th) 13125 Texas 29, Liberty Hill, TX 78642

PRIVATE SCHOOL

WEBSITE

Divinesavioracademy.com

DIVINE SAVIOR ACADEMY.....512.4925332
(Pre K – 6th) 23857 Ronald Reagan Blvd., Liberty Hill, TX

GEORGETOWN ISD SCHOOLS

WEBSITE

Georgetownisd.org

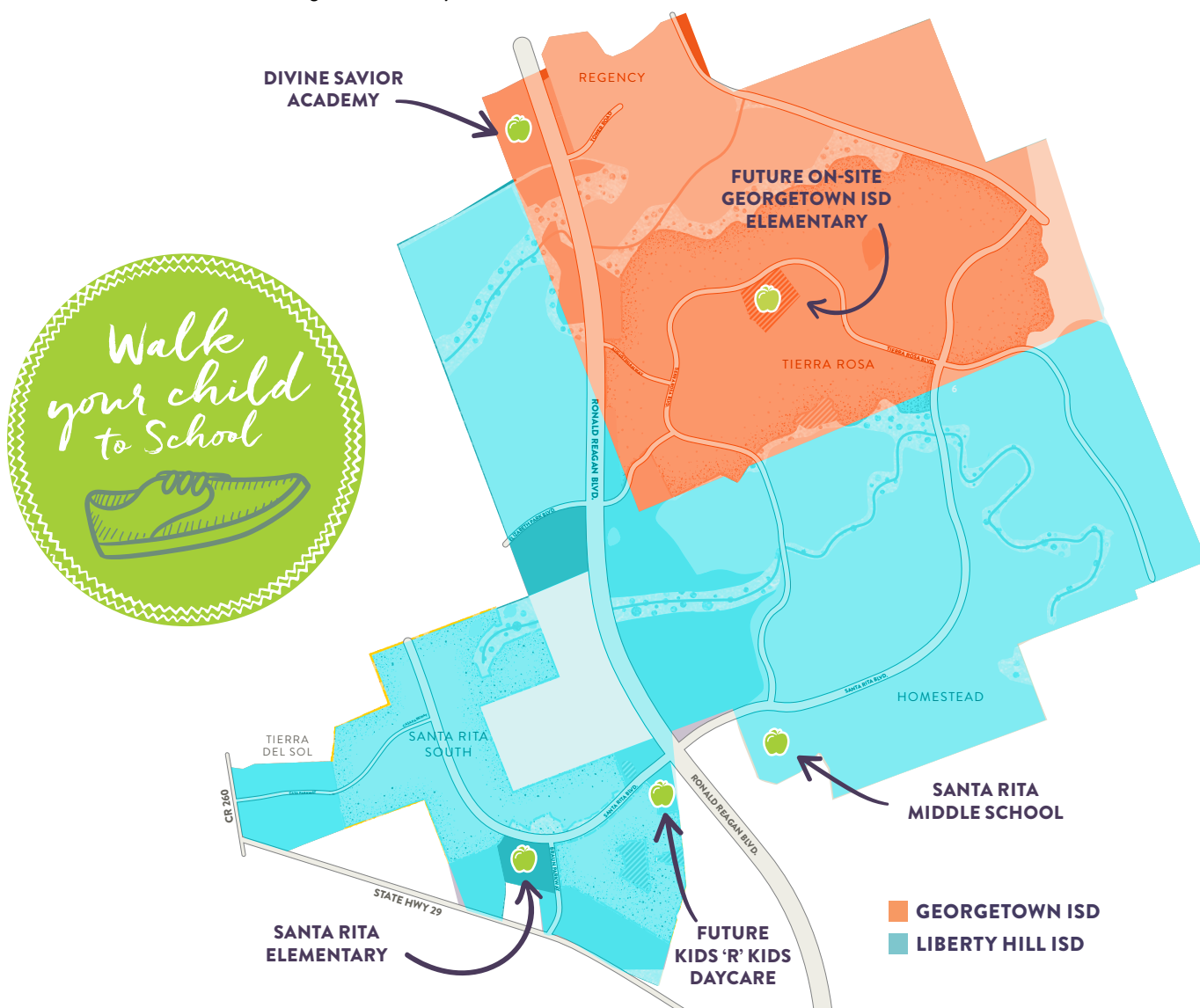
WOLF RANCH ELEMENTARY.....512.943.5050
(K – 5th) 1201 Jay Wolf Dr., Georgetown, TX 78628

TIPPIT MIDDLE SCHOOL.....512.943.5040
(6th – 8th) 1601 Leander Rd., Georgetown, TX 78628

EASTVIEW HIGH SCHOOL.....512.943.1800
(9th – 12th) 4490 E University Ave., Georgetown, TX 78626

BEFORE & AFTER SCHOOL CARE

KIDS 'R' KIDS LEARNING ACADEMY.....512.843.2463
227 Santa Rita Blvd. Liberty Hill, TX 78642





CASTLEROCK COMMUNITIES

SANTA RITA RANCH

SECTION 4-1



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, and specifications without notice. All maps, plans, landscaping, and elevation renderings are artist's conceptions and not to scale.



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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