



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

Silver Series

50' homesites

7/1/2026

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	\$439,990
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Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$449,990
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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	\$459,990
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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	\$494,990
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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	\$512,990
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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	\$529,990
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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	\$548,990
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COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

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Green Meadows

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- 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
- Class A, 30-year 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
- Insulated steel garage door standard window inserts with automatic opener and decorative hardware
- Covered rear patio sized per plan
- 16' driveway 3' privacy walk from driveway to entry
- 5' wide public walks per community guidelines
- 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 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
- Two-story home has traditional stained oak handrails and wrought iron b balusters per plan
- Ceiling fan with light kit in family room
- White paddle switches throughout
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE built-in stainless appliance package including 36" gas cooktop microwave, wall oven, External venting hood and dishwasher
- 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 single lever 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 edges 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 vinyl windows with LowE360 glass and almond frames with argon gas
- Energy Star certified
- 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

- One 20-gallon, two 10-gallon, fifteen 5-gallon, and thirty 1-gallon shrubs in front yard
- One 4" caliper street tree; lots backing up to common areas to receive one 3" rear yard tree
- Two exterior hose bibbs with anti-siphoning devices
- Fully sodded front, sides, and rear yards with full sprinkler system
- Gutters at front, sides, and rear per plan
- 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

- 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

03/04/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Green Meadows

Gold Series

60' homesites

7/1/2026

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	\$549,990
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	\$559,990
Santa Barbara	2796	3 bedrooms, 2.5 bathrooms, 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	\$574,990
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.	\$575,990
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	\$599,990
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>	\$619,990
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	\$634,990
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	\$639,990
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	\$659,990

**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>	\$589,990
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>	\$659,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Green Meadows

Gold Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations
- Brick on front elevation with full brick on sides and rear; two-story homes will have brick on second floor sides and rear per plan
- Brick/stone/stucco front elevations per plan
- Two car front load garage
- Class A-30-year Dimensional Black Shadow shingles
- Custom address block
- Cementitious fiber cement fascia, soffit & trim
- James Hardie window trim
- Stained mahogany front door with leaded glass insert
- Nickel finish handle set at front door with decorative deadbolt
- Insulated steel garage door standard window inserts with automatic opener and decorative hardware
- 16-foot driveway with 3-foot privacy walk to entry
- 5' wide public walks per community guidelines
- Covered rear patio sized per plan with brick column(s)
- Iron railing on exterior balconies per plan

ELEGANT INTERIORS

- Art niches and archways per plan
- Raised-panel interior doors with decorative casing; 8' tall interior doors locations, 6'8" doors at second floor locations
- Square-edge sheetrock corners throughout
- Satin Nickel finish door hardware and light fixtures (see specs)
- Monterey drag texture at ceilings and walls
- Low-VOC Choice of one interior paint color
- Low-VOC white ceiling, trim paint
- 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
- Wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit in family room and master
- 42" direct vent fireplace with ceramic tile surround and MDF mantle
- Two-story homes have stained oak handrails and wrought iron balusters per plan
- Insulated glass panel door at rear entry
- White paddle switches throughout
- Kichler designer light fixtures

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers with pot & pan drawers beneath and Trash Can pull out in a choice of colors
- GE built-in stainless steel appliance package including 36" gas cooktop, microwave, wall oven, external venting hood, and dishwasher
- Well-designed workspace with island at kitchen per plan
- Flush-mounted LED down lighting at kitchen per plan
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel single bowl undermounts sink chrome faucet
- 1/3 HP garbage disposal

LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops square edge and undermount rectangular sinks (dual vanities per plan)
- Free standing tub with tile surround and deck-mount faucet at master bath
- Master has separate tub and shower with garden window and 3x6 ceramic tile shower surround over backerboard
- Secondary bath surrounds include 3x6 ceramic tiles over backerboard throughout
- Satin Nickel finish accessories at master bath and powder room, bath faucets and accessories at secondary baths

- White pedestal sink and decorative mirror at powder per plan
- Elongated toilets throughout

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Energy-efficient, dual-pane vinyl windows with LowE360 glass and almond frames with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Radiant Barrier decking
- R-38 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 conditional space, per plan
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Passive attic ventilation, per plan
- Poly seal on all base plate and wood penetrations to exterior
- Programmable thermostat
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third party insulation inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered/designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered frame 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 shut-off access
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- 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
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- One 20-gallons, two 10-gallons, fifteen 5-gallons and thirty 1-gallon shrubs at front yard
- One 4-inch caliper 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
- Fully sodded front, side and rear yards with full sprinkler system
- Gutters at front, sides and rear 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 five-hour appointments
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

05/01/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Green Meadows

Celina, Texas 75009 Phone:
(940) 488-1036 Models:
Southfork/Laguna III

Property Tax Information

Denton County	\$0.185938
Celina ISD	\$1.208900
Smiley Road Water Control District #1	\$1.000000

Total Tax Rate (before homestead) \$2.394838

Homeowner's Association

Insight	214-494-6002
Monthly Fee - 50's Lots	\$156.00
Monthly Fee - 55's Lots	\$160.00
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	469-742-9108
Moore Middle School Celina	469-742-9101
High School Willard Middle	469-742-9102
School Texas Christian	469-742-9110
University Collin County	817-257-7000
College University of North	972-548-6790
Texas Dallas Baptist	940-565-2000
University University of Texas at Dallas	214-333-7100
	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 Allen	214-705-6700
Premium Outlets	972-678-7000
Stonebriar Mall	972-668-4900

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.







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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