



CASTLEROCK COMMUNITIES

Dorris Farm | White House, TN



Dorris Farm is a beautiful community in White House, Tennessee, offering the best of small-town charm with the convenience of big-city living. Nestled just a short drive from the vibrant heart of Nashville, Dorris Farm blends suburban serenity and urban accessibility, making it an ideal choice for first-time homebuyers, growing families, luxury buyers, or anyone seeking to relocate for a change of scenery. Imagine coming home to a well-designed, new construction home in a community that offers everything you need. With modern finishes and luxurious amenities, each home at Dorris Farm is carefully crafted to offer the perfect living space for today's homeowner. Whether you're looking for spacious open-concept layouts, gourmet kitchens with high-end appliances, or luxurious master suites, Dorris Farm has the ideal home for you!



Dorris Farm

Silver Series

07/10/26

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	\$489,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$492,990
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	\$519,990

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	\$535,990
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	\$545,990
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	\$564,990



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.



Dorris Farm

Sliver Series Homes

EXTERIOR DETAILS

- Exclusively Designed Elevations
- Brick on front and sides first floor; second-floor plan/elevation with James Hardie siding per plan
- Brick foundation skirt, per plan
- Three car garage
- Cementitious fiber cement siding, fascia, aluminum soffit, and aluminum trim
- 10x10 Concrete Patio
- Stained mahogany six-panel front door with nickel-finish handle set
- Class A, 30-year dimensional black shingles
- Steel garage doors decorative hardware and automatic opener(s)
- Garage window insert(s)
- 16-Foot driveway with 3-foot privacy walk to entry
- 5-foot-wide public walks per community guidelines
- Painted garage

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and primary bedroom, per plan
- Smooth drywall finish on ceilings and walls
- Square drywall corners throughout
- Raised-panel interior doors
- Satin nickel Kwikset door hardware
- Choice of LVP at entry, kitchen/breakfast, baths, and utility
- Choice of two-tone-color interior paint with low-VOC paint
- Wide selection of carpet in all bedrooms, bedroom closets, second floor, and stairs, per plan
- Shaw carpet over 3/8-inch pad
- 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 freestanding 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 downlighting in kitchen, per plan

LUXURIOUS BATHS

- Bath cabinetry matches kitchen selection
- Quartz countertops with square-edge and 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
- Secondary bathtub/shower has 3x6 white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder bath, per plan
- Elongated toilets throughout

ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE 360 glass
- Insulated full-lite glass rear patio door
- Min R-38 blown fiberglass insulation in attic area above conditioned space
- Min R-15 fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-21 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- High-efficiency gas-fired tankless water heater size per plan
- High-efficiency HVAC system with gas furnace, fresh air intake, and media filter(s)
- Poly-seal insulation at all base plate and exterior penetrations
- High-efficiency LED lighting throughout
- Programmable thermostat(s)
- Water-saving showerheads and faucets
- Third-party insulation inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered frame and foundation
- PEX water distribution system and main water shut-off valve
- Media outlet (dateline & cable TV) at family, master, study and media, per plan
- Home automation panel
- Video doorbell-camera
- Kwikset smart lock and handle set at front entry
- Coach lights at front rear and garage door, per plan

LANDSCAPING PACKAGE

- Twenty 1-gallon shrubs, ten 3-gallon shrubs and one 5-gallon shrub and one 15-gallon shrub
- Fully sodded front and side yard
- Seed & Straw rear yard
- One -3" Maple Tree
- Two exterior Frost Freeze hose bibs
- Full Gutters with splash blocks at downspouts

CUSTOMER SERVICE HIGHLIGHTS

- Professional decorator assistance with through design gallery with two 3-hour appointments
- 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

07/08/2026



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Dorris Farm

708 Odell Drive, White House, TN 37188

Phone (615) 776-3580

Public Schools

Harold B. Williams Elementary School	615-672-6432
White House Middle School	615-672-4379
White House High School	615-672-3761

Private Schools/Daycares

Small Wonders Enrichment Center	615-672--2114
Miss Elaine's Kidz World	615-672-5746
Creative Corner Child Care	615-581-0157
Summit Preparatory Academy	615-285-0058
Dayspring Academy Prep School	615-672-9650

Emergency Services - Dial 911

Fire - Police - Ambulance	911
White House Police Department	615-672-4903
White House Fire Department	615-672-4350

Local Utility/Service Providers

Cumberland Electric	800-987-2362
White House Water Utility	615-672-4110
Xfinity	800-934-6489
AT&T	888-757-6500
DirectTV	855-956-4583
Piedmont Gas	800-752-7504
City of White House Sewer & Trash	
https://www.whitehousetn.gov/departments/finance/utilities	

Medical Facilities

Sumner Station Medical	615-328-8888
Hendersonville Medical Center	615-338-1000
Sumner Regional Medical Center	615-328-8888
Skyline Medical Center	615-769-2000

Shopping & Entertainment

RiverGate Mall
Glenbrook Shopping Center
Gallatin Historic Town Square
Opry Mills Outlet Mall

Property Tax Information

Dorris Farm Total Tax Rate:	TBD
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Homeowner's Association

Dorris Farm HOA Fee:	\$65/month
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Parks, Recreation & Golf Courses

White House Parks & Rec	615-672-4350 ext. *2114
Splash Park, Amphitheater, Soccer Complex & More!	
The Legacy Golf Course	615-384-4653
TN Grasslands Country Club	615-575-4300
Bluegrass Country Club	615-824-6528
Nashville Sounds - Baseball	615-242-4371
Nashville Predators - Hockey	615-770-PUCK
Tennessee Titans	615-341-7627

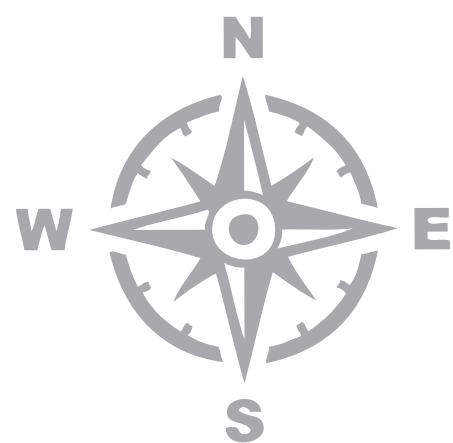
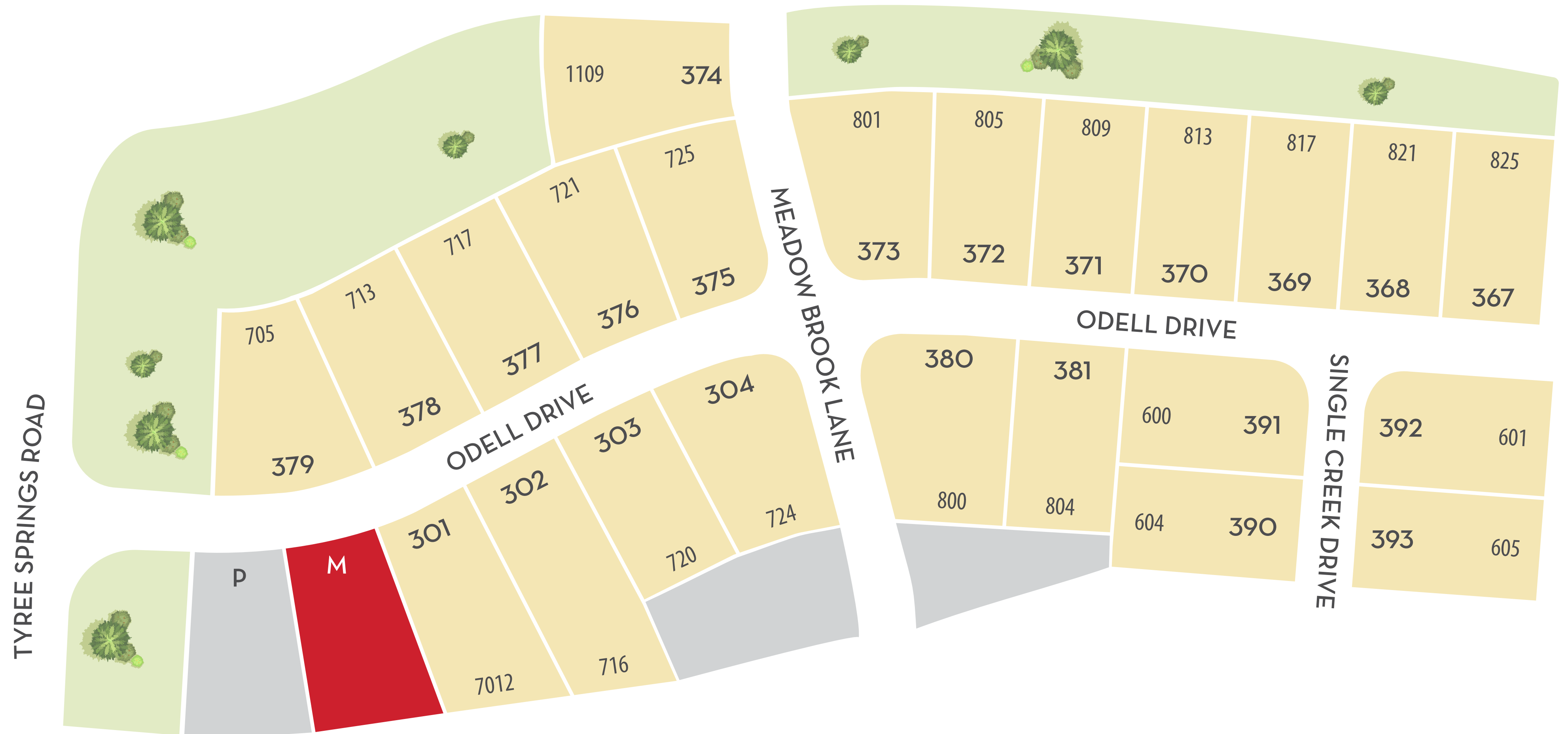
Community Colleges

Nashville State Community College	615-353-3333
Volunteer State Community College	615-452-8600
Cumberland University	615-444-2562
Welch College	615-675-5255
Motlow State Community College	615-220-7800

Public Services

Department of Motor Vehicles	615-224-6087
Nashville International Airport	615-275-1675
United States Postal Service	800-275-8777
Sumner County Clerk	615-452-4063
Nashville International Airport (BNA)	615-275-1675

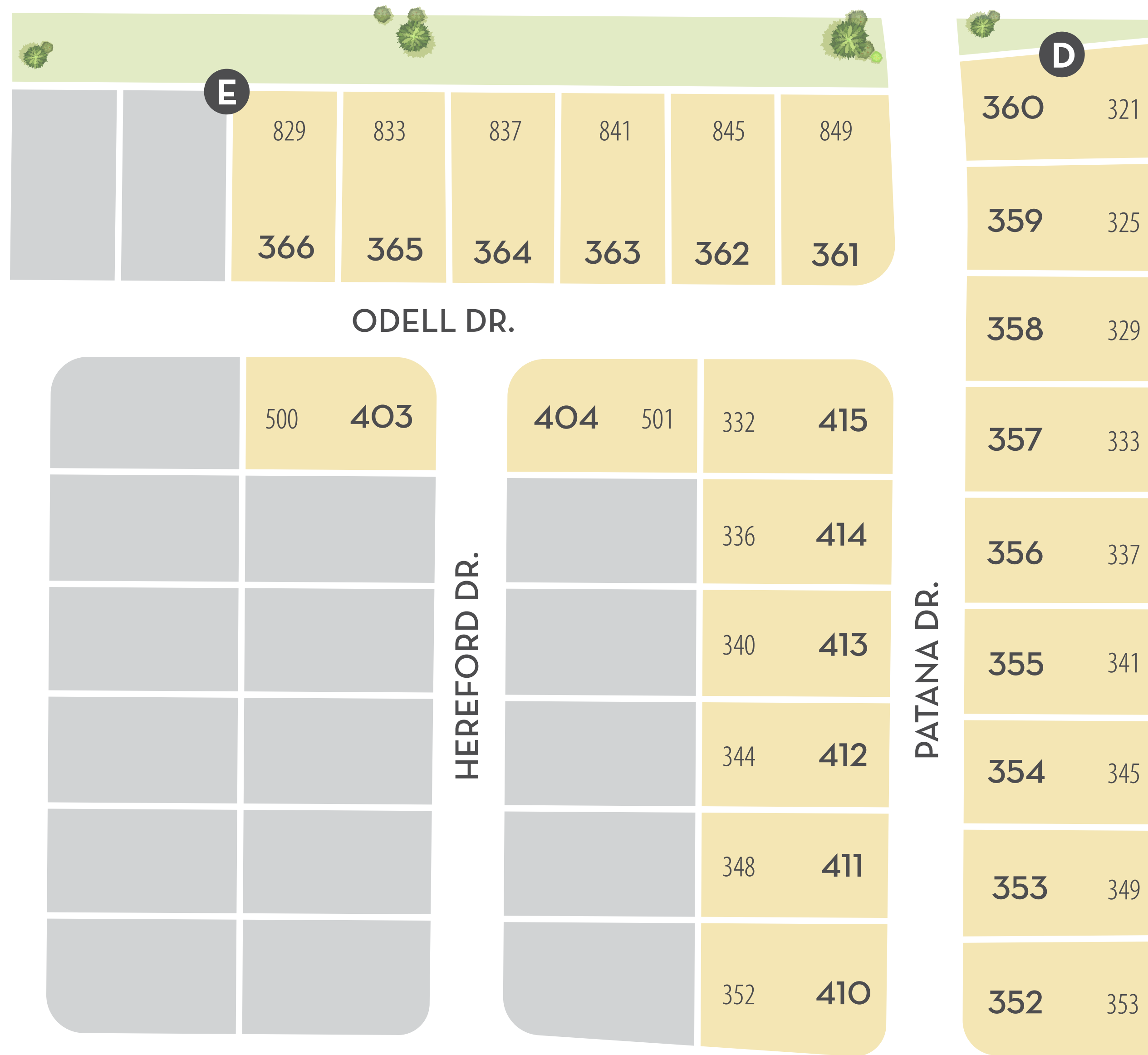




● INVENTORY ● AVAILABLE ● SOLD ● CLOSED

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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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