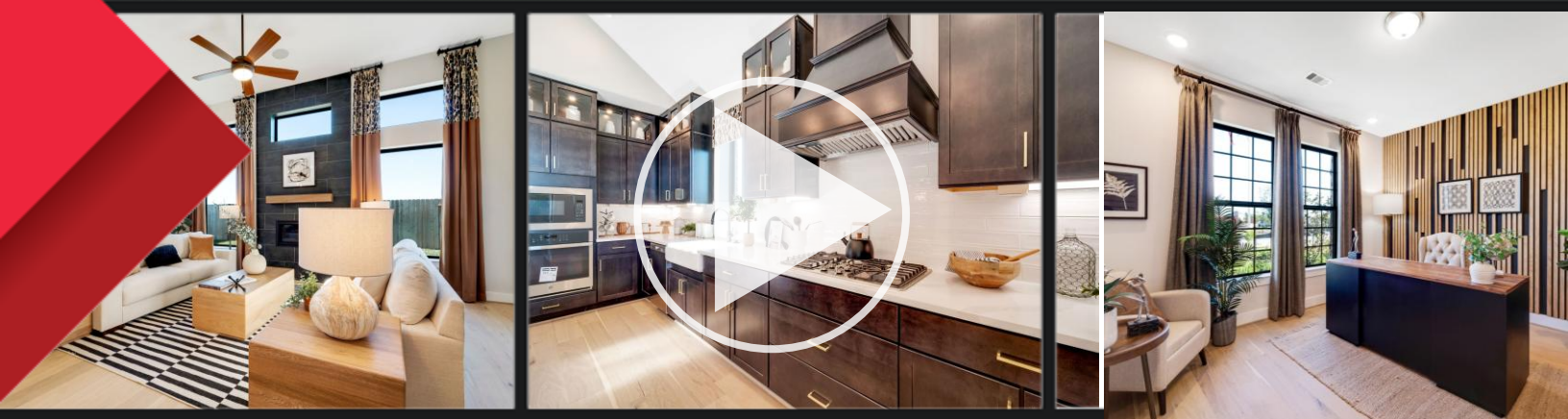




CASTLEROCK COMMUNITIES

Megan's Landing | Castroville, TX



Welcome to Megan's Landing by CastleRock Communities! Set in the heart of Castroville, affectionately known as the "Little Alsace of Texas," Megan's Landing blends small-town charm, rich history, and scenic Hill Country beauty. With more historic monuments per capita than any other city in Texas, Castroville offers a culturally rich and visually stunning place to call home. This new, community features open-concept, thoughtfully designed floor plans on expansive half-acre homesites, giving families the space to live and grow. Megan's Landing is ideal for families, professionals, and military households, offering no city taxes, easy access to Lackland Air Force Base, and a quick 30-minute drive to San Antonio. Enjoy the outdoors with nearby access to the Medina River, Government Canyon State Natural Area, and the Castroville city pool. Make your move to more space, more nature, and more freedom—Megan's Landing by CastleRock Communities is waiting.

MEGAN'S LANDING

Model Coming Soon • Castroville, TX 78009

Ph: 210-764-4582

Public Schools

Medina Valley ISD; www.mvisd.com	830-931-2243
Castroville Elementary School	830-931-2243 x2500
Medina Valley Middle School	830-931-2243 x1161
Medina Valley High School	830-931-2243 x1151

Private Schools/Daycares

Kids 'R' Kids Learning Academy	210-681-5437
Little School House of Castroville	210-778-2325
Graceday Village School	830-346-1999
Growing Minds Early Education II	830-584-3331

Emergency Services - Dial 911

Medina Cty ESD1 FIRE/EMS - Station #15	830-931-6000
Medina County Sheriff's Dept	830-741-6150

Area Churches

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

Local Utility/Service Providers

Electric: Medina Electric Cooperative, Inc	866-632-3532
Water: Yancey Water Supply Corporation	830-741-5264
Sewer: Forest Glen Utility Co.	210-702-2400

Medical Facilities

The Emergency Center San Antonio	210-485-3644
Methodist ER Westover Hills	726-243-2030
CommuniCare Health Centers	210-431-6262

Shopping & Entertainment

24 Miles from the Alamo
 Alsatian Architecture
 Paradise Canyon
 18 Miles from SeaWorld

Homeowner's Association

Diamond Association	210-561-0606
Annual HOA Fee	\$825.00
Transfer Fee	\$175.00

Property Tax Information

Medina County Pct #2 Special Road	0.0400
Medina County	0.3646
Medina Valley ISD	1.1669
Megan's Landing PID	0.4500
Medina County ESD #1	0.1000
Med Cty Groundwater Conserv. Dist.	0.0066
County F.M. Rd	0.0865
Medina County Hospital District	0.0929

Total Tax Rate	\$ 2.307490
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Community Colleges

Northwest Vista College	210-486-4000
San Antonio College	210-486-0000
St. Phillips College SW Campus	210-486-7000

Public Services

USPS • 3980 FM471	800-275-8777
Texas DPS	830-538-6334
Medina County Tax Office	830-741-6100



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Offers, designs, amenities, features, available locations, schools, options, prices and availability are subject to change without notice. The builder does not represent and cannot guarantee that the project will be serviced by any particular public school/school district or, once serviced by a particular school/school district, that the same school/school district will service the project for any particular period of time. Buyer should independently confirm which schools and districts serve the project and learn about the school district's boundary change process. See the actual home purchase agreement for additional information, disclosures, and disclaimers relating to the home and its features. Not an offer or solicitation to sell real estate property. Equal housing opportunity.



Megan's Landing

Silver Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and side elevations to 9' per plan. Two story plans will have 2' brick wrap on second floor
- 30-year dimensional shingle Weatherwood
- 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
- 9100 Series Sonoma insulated steel garage door with pre-wire for automatic opener
- 10X10 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Cedar wood railing on exterior balconies per plan

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Art niches and archways per plan
- Decorative California rails on rake walls and overlooks per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners throughout
- Nickel finish door hardware and light fixtures
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Wood shelving and hanging rods in closets per plan
- Decorative 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

- High ceilings per plan
- Birch cabinets with 42-inch uppers and choice of colors
- GE Free-Standing Electric range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Stainless steel dual bowl undermount sink with garbage disposal
- Chrome single-lever Delta faucet with vegetable spray
- **Optional islands available on most plans

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
- Master bath includes separate tub and shower with 3X6 white tile shower and tub surround over backerboard 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 per plan

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Wide selection of carpet over 3/8-inch pad
- Professional decorator assistance with two 2-hour appointments

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 14 SEER Lennox heat pump HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Electric tanked water heater sized per plan
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- Pre-weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient Vinyl Windows LowE366 and with Argon gas
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing 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
- Exterior GFCI outlets
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room 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
- Lighted front entry doorbell
- Pre-plumb for future water softener

LANDSCAPING PACKAGE

- Front yard to be maintained by HOA
- Fully sodded front, side, and rear yard with automatic sprinkler system
- Two exterior hose bibbs with anti-siphoning devices
- 6-foot privacy fence with at rear yard with one gate; fence returns to mid-point on sides of home. Stain color Redwood natural tone ST-122

CUSTOMER SERVICE HIGHLIGHTS

- 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-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager





Megan's Landing

Silver Series

05/12/25

One-Story Homes			Base Price
Aspen	1651	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and casual dining area, covered patio option	\$348,990
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$358,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$369,990
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	\$389,990
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	\$424,990
San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$432,990
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	\$438,990
Silverthorne	2959	4 bedrooms, 2.5 bathrooms, 2-story formal dining, open to family room, kitchen with optional island, study, game room, media room, covered patio	\$442,990
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	\$478,990
Southfork	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	\$499,990



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. 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 estate property. Equal housing opportunity.



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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