



## Saddlebrook Estates | Waxahachie, TX



Welcome home to the charming community of Saddlebrook Estates. Located in Waxahachie, TX, you will love the convenience and beauty that this community has to offer! The community is settled right off of US-287, so you'll have quick access to Fort Worth or Dallas. While the bigger cities are a short drive away, you can relish in the natural surroundings and recreational amenities offered in Waxahachie. If you're an outdoor enthusiast, you'll love being close to Lake Waxahachie, Bardwell Lake, as well as countless parks, fairgrounds, and other venues for family fun! Inside the community, residents can look forward to spending their free time at the community pool, amenity center, acres of open green space, and several hiking & biking trails. Your children will attend schools in Waxahachie ISD. With plans to have an onsite elementary school, your kids will be able to walk to and from school each day! Call for more information today!



### Saddlebrook Estates

119 Shetland Street, Waxahachie, TX 75165

Phone (979) 680-9455

#### Public Schools

Jimmy Ray Elementary	972-923-4628
Howard Junior High	972-923-4771
Waxahachie High School	972-923-4600

#### Private Schools/Daycares

Waxahachie Preparatory Academy	972-937-0440
Advantage Academy Charter School	214-451-2101
Mercy Preparatory Academy	469-505-8377
Promise Child Development Center	972-937-0488
Imagine Nation Learning Center	972-937-8300
Mini Scientist Academy	214-903-7728

#### Emergency Services - Dial 911

Police Department	469-309-4400
Fire Station 2	469-309-4000

#### Area Churches

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

#### Local Utility/Service Providers

Waxahachie Water, Trash, & Sewer	469-309-4000
ATMOS Energy	888-286-6700
Oncor	888-313-6862
Spectrum	855-839-4246

#### Medical Facilities

Baylor Scott & White Surgery Center	469-843-8000
Methodist Midlothian Medical Center	469-846-2000
<a href="#">MedExpress Urgent Care</a>	972-937-1203
Waxahachie Family Dentistry	972-885-3335

#### Shopping & Entertainment

H-E-B	972-923-2283
Walmart Supercenter	972-937-3460
Target	972-923-8930
EVO Entertainment + IMAX	469-716-3532
Waxahachie Town Center	972-961-7166
Waxahachie Crossing	972-937-3804

#### Homeowner's Association

Saddlebrook Estate HOA	
Bi-Annual \$318	\$636.00

#### Property Tax Information

2024 Proposed Taxes are \$1,128.65	
City of Waxahachie	0.610905
Ellis County Rate	\$ 0.255357
Waxahachie ISD	\$ 1.168100
<b>Total Tax Rate</b>	<b>\$ 2.034362</b>

#### Community Colleges

Navarro College - Waxahachie	972-937-7612
Nelson University	888-937-7248

#### Public Services

Police Department	469-309-4400
Fire Department	469-309-4200
Health & Sanitation	469-309-4270
Waxahachie Sports Complex	469-309-4000
Lee Penn Park	469-309-4270





## Saddlebrook

*Cobalt Series Homes*

### EXTERIOR DETAILS

- Beautifully designed elevations
- Brick on front, sides, and rear to 9' per plan, two story homes will include brick on 2<sup>nd</sup> floor sides and rear per plan
- Brick at front entry walls
- 5' garage bump out for additional storage
- Upgrade elevations available
- Custom address block
- One exterior coach light
- Gray mortar included at all masonry locations.
- 25-year Weatherwood shingles
- Energy Efficient 9800 Series White Vinyl Windows with LoE366 Cardinal Glass
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door.
- 9100 series insulated steel garage door with automatic opener.
- 3' x 3' broom finished concrete rear patio.
- 3' broom finished privacy walk from driveway to entry
- 16' broom finished driveway
- 5' wide public walks per community guidelines

### ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master suite (Per plan)
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing.
- Nickel finish door hardware
- Dragged Monterey texture at ceilings and walls.
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room and master bedroom
- Kichler designer light fixtures

### CHEF'S KITCHEN

- Flat-panel birch kitchen cabinets with 42" upper cabinets
- GE slide in gas range, dishwasher and space saving external venting microwave.
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Undermount stainless steel dual bowl sink
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

### LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection.
- Cultured marble countertops with 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 faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan

### DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8" pad
- Professional decorator assistance with one 2-hour appointment

### ENERGY EFFICIENCY FEATURES

- Energy Star certified
- 15 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan.
- Ridge vent, soffit vent and air hawk attic ventilation (per plan)
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Minimum of 80% high efficiency lighting

### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension. foundations
- Engineered framing.
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Anti-siphoning devices on exterior hose bibs
- 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
- Main water shut-off access.
- Electric washer/dryer connections

### LANDSCAPING PACKAGE

- One 5-gallon and eighteen 3-gallon shrubs in front yard
- Two 3" caliper oak trees
- Fully fenced rear yard
- Fully sodded front, side, and rear yard with full sprinkler system
- Two exterior hose bibs (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
- Pre-start meeting with our team.
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager







## Saddlebrook Estates Cobalt Series

3/5/2025

One-Story Homes			Base Price
<a href="#">Comal</a>	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$319,990
<a href="#">Aquila</a>	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$329,990
<a href="#">Pedernales</a>	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$332,990
<a href="#">Sabine</a>	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$342,990
Two-Story Homes			
<a href="#">Blanco</a>	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	\$375,990
<a href="#">Rio Grande</a>	2507	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio	\$386,990
<a href="#">Trinity</a> Model	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	\$390,990
<a href="#">Concho</a>	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	\$412,990

**\*\*All Homes Include a 2.5-Car Garage\*\***





# 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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