



CASTLEROCK COMMUNITIES

Wildrye | Waller, TX



Discover timeless charm and modern luxury at Wildrye. Nestled on a historic ranch in scenic Waller County, Wildrye is a 528-acre master-planned community that redefines country living with thoughtful design and lifestyle-enhancing amenities. Ideally located near FM 362, Wildrye provides easy access to major highways and sits within the top-rated Waller ISD, making it a smart move for growing families. You'll enjoy the comfort of a safe, well-connected neighborhood that offers rural beauty and urban convenience. Inside, you'll find spacious floor plans, open-concept living areas, energy-efficient features, and upscale touches that today's homebuyers demand. Wildrye features miles of scenic walking and biking trails, wide open green spaces, sparkling water features, and a vibrant playground designed for all ages. At Wildrye, we build more than homes—we build the future you've been looking for. Come live in a place with a rich past and a bright future!

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Alabama | Arizona | Tennessee | Texas

 **Daiwa House Group®**



Wildrye Silver Series

45' homesites

07/01/26

One-Story Homes

Base Price

Apache	1666	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio option, study or optional bedroom #4	\$279,990
Sioux	1705	3 bedrooms, 2 bathrooms, open concept space with a huge family room, dining, kitchen and breakfast combination. Optional covered patio	\$289,990
Comanche	1850	3 bedrooms, 2 bathrooms, integrated kitchen, dining, and family room area, study. Optional fireplace and covered patio	\$299,990
Montauk	2108	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious study and walk-in closets, covered patio option	\$312,990

Two-Story Homes

Chinook	2321	3 bedrooms, 3 bathrooms, large kitchen-breakfast area with optional island, formal dining, huge family room, study, game room. Optional features: bedroom #4, covered patio, covered balcony and fireplace	\$339,990
Seminole II Model	2552	4 bedrooms, 2.5 bathrooms, large kitchen-breakfast area with optional island, formal dining, 2-story family room, covered patio, game room	\$349,990
Dakota	2843	4 bedrooms, 2.5 bathrooms, integrated kitchen and breakfast area, formal dining, family room, game room, and media. Optional features: bedroom #5, covered patio, and study	\$369,990



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.



Wildrye

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Elevations with first floor brick sides and rear per plan
- Two-story plans will have brick 2' brick wrap at second floor sides
- Homes located on lake, greenbelt, or entrance to receive 100% masonry exteriors at side and rear elevations 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 automatic garage door opener
- 10' x 10' broom finished concrete rear patio
- 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 flooring on first floor, excluding all bedrooms and bedroom closets
- 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
- 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

- Twelve 1-gallon plants, eight 5-gallon shrubs, and two 15-gallon shrubs
- One- 3" caliper tree
- Two exterior hose bibs (per plan)
- Fully Bermuda sodded front, side, and rear yard with full sprinkler system
- Gutters at front of home with 2ft return (per plan)
- Corner lots one 3" caliper tree, two 15-gallon shrubs, and ten 5-gallon shrubs
- 6' cedar good neighbor style privacy fence at rear yard with one gate, stained facing street

CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship (see warranty)
- Two -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

05/06/2026





Wildrye

22503 Sawyer Mountain Drive Waller Tx 77484
281-971-3199

Public Schools

- Mary Alice Cure Elementary 9363106300 ces.wallerisd.net
- Schultz Junior High 9369319103 sjh.wallerisd.net
- Waller High School 9363723654 whs.wallerisd.net

Private Schools/Daycares

Grace Christian Academy ccahampstead.org

Utilities Providers

Harris County MUD 597

Electric CenterPoint Energy centerpointenergy.com
Cable/Telephone Comcast www.xfinity.com
Gas CenterPoint Energy 18007528036 centerpointenergy.com
AT&T 18772626505
Xfinity 1800934-6489
Hotwire 1800655-5668

Emergency Services - Dial 911

Waller Fire Department 936-372-9512
Ambulance EMS 911
Police Department Harris County Dept. 936-931-2110
Post Office 40090 US-290 BUS Waller 77848 936-372-9232
City Hall, 1218 Farr St. Waller Tx 77848 936-372-3880

Area Churches

Ridin' with Christ Fellowship Church 713-899-3021
Waller Baptist Church 936-372-9155
Arbor Church 281-373-0202

Medical Facilities

Waller Urgent Care 713-355-9576
Memorial Hermann Cypress 346-231-4000

Shopping & Entertainment

Houston Premium Outlets 281-304-5820
The Woodlands Mall 281-363-3363
Willowbrook Mall 281-890-8001
WalMart walmart.com
HEB heb.com

Annual Fees

HOA Fees \$1,200
VCM of Texas
[Sharon Dvavis Director](#) ext. 3303
resale@vcmtexas.com 972-612-2303

Property Tax Information

Waller Harris ESD 200 1.000000
Harris 0.380960
Waller ISD 1.062600
HC MUD 597 1.500000
Harris Co Flood Control 0.049660
Port of Houston Authority 0.005900

Harris Co Education Department 0.004799
Harris County Hospital District 0.187610

After Homestead 2.63% Total 3.291529

Community Colleges

A&M University pvamu.edu
Lone Star College lonestar.edu

Trash Service / Water / Grocery

Best Trash 832-791-6051
Water Service Quadvest 281-356-5347
Grocery Arlan's market 936-372-9178





WILDRYE

Property Owners Association

2025 ANNUAL FEES

Closing Fees: \$340.00 Resale Package
\$250.00 Transfer Fee
\$1,200.00 Capital Contributions
0.50% Community Enhancement Fee -
Gross Selling Price of a Lot
Assessment: \$1,200 Annual

JURISDICTIONS

WALLER ISD
HARRIS COUNTY
HARRIS CO FLOOD CNTRL

PORT OF HOUSTON AUTHY
HARRIS CO HOSP DIST
HARRIS CO EDUC DEPT
WALLER-HARRIS ESD 200
HC MUD 597
TOTAL

PROPERTY TAX RATES AS OF 2025*

2025 RATE

0.380960
0.049660

0.005900
0.187610
0.004799
0.100000
3.291529

HARRIS COUNTY

1.062600
0.380960
0.049660

0.005900
0.187610
0.004799
0.100000
1.500000
0.728929

Note:

* HARRIS CO EDUC DEPT tax rate presents a 2024 tax rate.

Homeowner's Association Contact Information:

Management Company: VCM, Inc.

Management Contact: Sharon Davis

Phone Number: 972.612.2303

General Inquiries Email: vcminfo@vcmtexas.com

Management Team Email:

manager@wildryehoa.com

HOA Website: Wildryehoa.com



WILDRYE



Live. Thrive. Grow.

NEW HOMES FROM THE \$300 s-\$600s

our family of **BUILDERS**

AW
ASHTON WOODS™


CASTLEROCK
COMMUNITIES

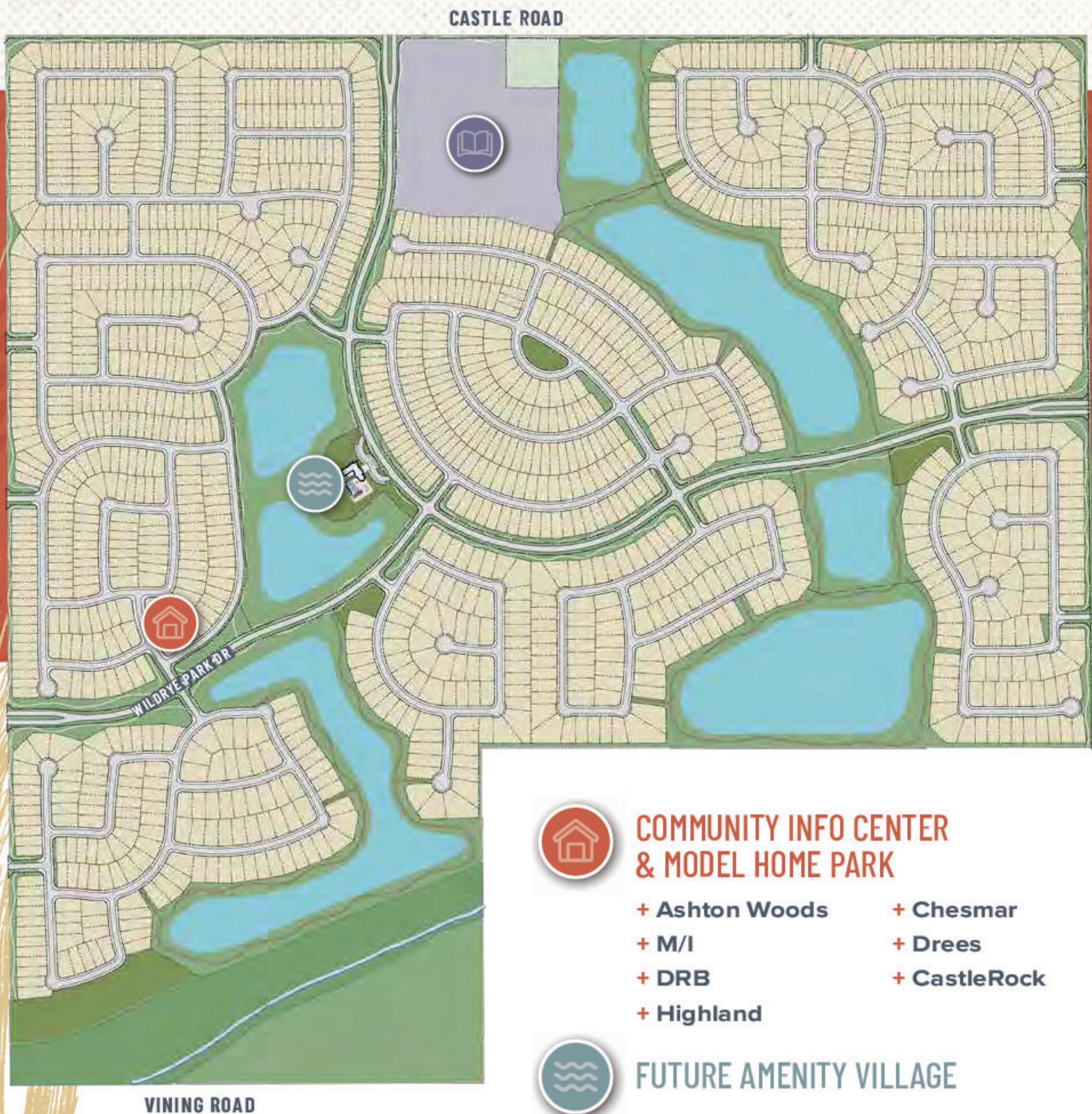
 **CHESMAR**
HOMES

DRB
HOMES

drees
CUSTOM HOMES™

HIGHLAND
HOMES


M/I HOMES



COMMUNITY INFO CENTER & MODEL HOME PARK

- + Ashton Woods
- + M/I
- + DRB
- + Highland
- + Chesmar
- + Drees
- + CastleRock



FUTURE AMENITY VILLAGE



PROPOSED SCHOOL SITE



building **BRIGHTER FUTURES**

- + Waller Independent School District believes in a hands-on approach, focusing on students and giving them opportunities to grow.
- + Students receive accolades for academics, arts, athletics and community service. Experienced teachers have led students to above average test scores on state-mandated tests as well as AP, SAT and ACT tests.
- + A future on-site elementary school will bring learning closer to home.

WALLER ISD



Scan to see
campus zoning

our **DEVELOPER**



Wildrye is being developed by Starwood Land which has a legacy of superior residential communities across the United States. Since its inception in July 2007, Starwood Land has sold more than 50,000 homesites in over 100 communities in 11 states. With a commitment to providing a vibrant lifestyle and quality homes, Starwood Land boasts some of the nation's top-selling communities — including the No. 1 community in Texas, Sunterra.

2007

YEAR ESTABLISHED

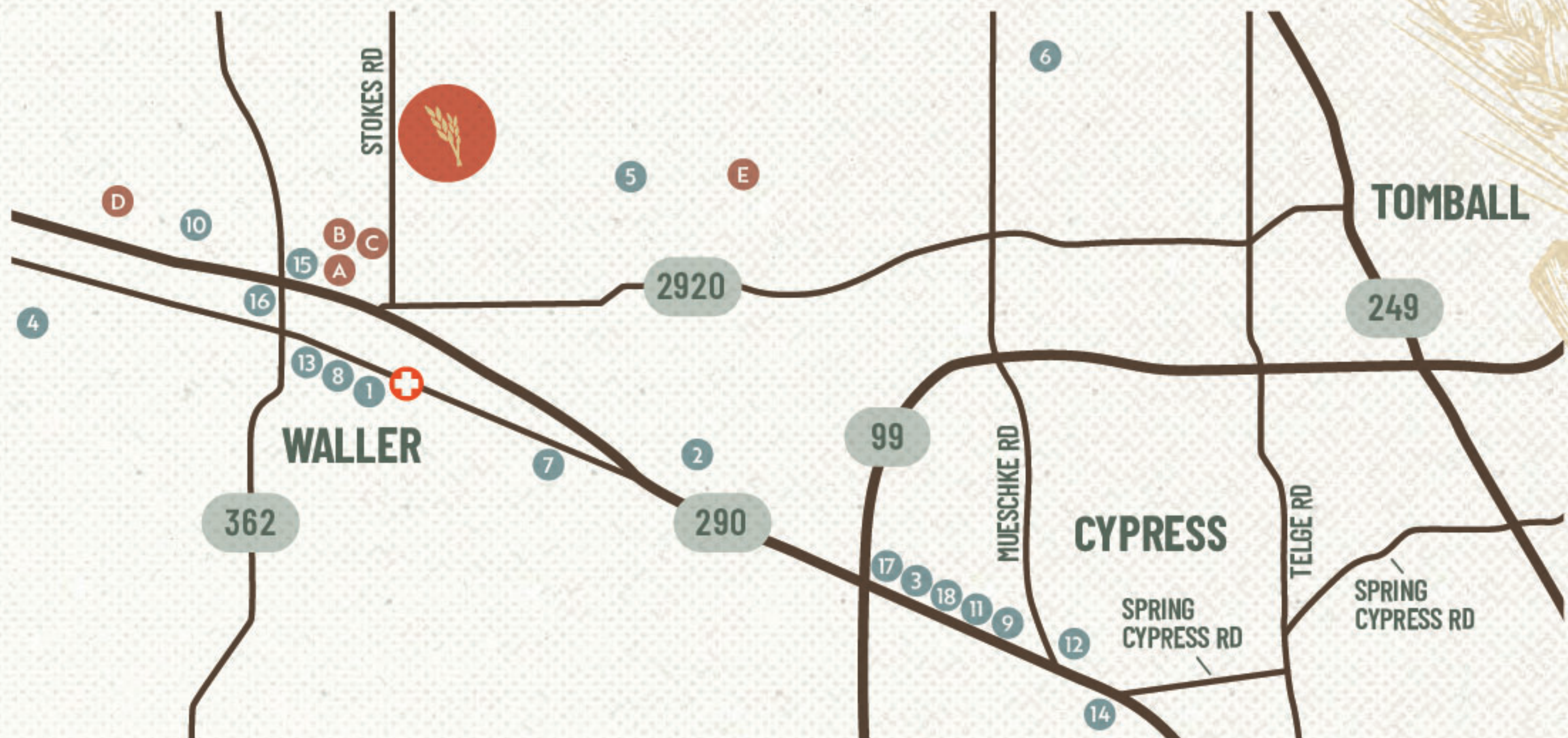
50K+

LOTS SOLD

100+

COMMUNITIES

A WELCOMING COMMUNITY WITH HOMETOWN CHARM



WALLER ISD SCHOOLS

- A Cure Elementary School
- B W.C. Schultz Junior High
- C Waller High School

COLLEGES & UNIVERSITIES

- D Prairie View University

DAYCARE

- E ABC 123 Learning Center

HOSPITALS & MEDICAL

- + Waller Urgent Care

PARKS

- 1 Binford Circle Park
- 2 Zube Park

ENTERTAINMENT

- 3 Cut by Cinemark
- 4 Waller County Fairgrounds
- 5 Houston Oaks Country Club & Resort
- 6 Renaissance Festival - Todd Mission

FITNESS

- 7 Hockley Recreational Complex
- 8 Bold Fitness
- 9 Orangetheory Fitness
- 10 WCSA
(Waller County Sports Association)

GROCERY STORES

- 11 H-E-B
- 12 Costco

HOME IMPROVEMENT

- 13 Hometown Hardware
- 14 Lowes

RESTAURANTS, FOOD & DRINK

- 15 Buccee's
- 16 Waller County Line BBQ

SHOPPING & MORE

- 17 Houston Premium Outlets
- 18 Fairfield Marketplace



* Prices and availability subject to change without notice. 10/25

LIVIEWILDRYE.COM





● INVENTORY ● AVAILABLE ● SOLD ● CLOSED

COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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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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