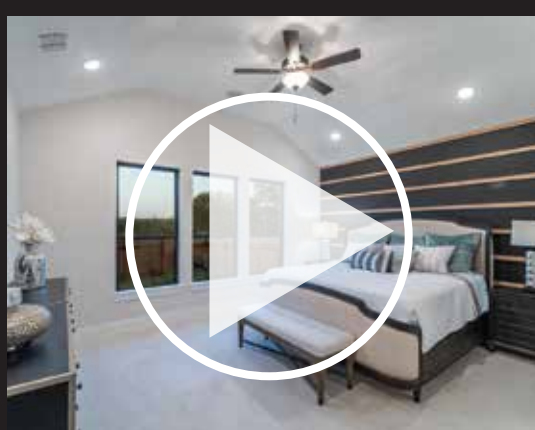




CASTLEROCK COMMUNITIES

Sanctuary| Salado, TX



Sanctuary - a prominent, 300-acre mixed use, master planned community is located in Salado, TX. Escape the hustle and bustle of the city and retreat to a more lowkey lifestyle. Residents will love living in Sanctuary due to its small-town feel with high-end amenities. This idyllic community takes inspiration from European villages, providing a unique and picturesque scenery for all to enjoy. Future amenities include a resort-style pool, parks, an indoor music venue, and much more! With Historic Downtown Salado right down the road, residents can drive their golf carts to countless surrounding shops, restaurants, and wineries. Head right down I-35 to Austin, where there are endless attractions and recreations available for the whole family. CastleRock Communities offers a variety of included features and options for you to transform a house into your home.



Sanctuary

Cobalt Series

50' Rear Entry Homesites

07/01/26

One-Story Homes

7/1/2026

Magnolia II	1582	3 bedrooms, 2 bathrooms, study, family room, integrated kitchen and breakfast area. Optional Features: covered patio and bedroom #4	\$341,990
-----------------------------	------	---	-----------

Orchid	1853	4 bedrooms, 2 bathrooms, large family room, open concept kitchen and breakfast area. Optional Features: covered patio, extended front porch and master luxury bath	\$356,990
------------------------	------	--	-----------

Two-Story Homes

Lillie II	2311	4 bedrooms, 2.5 bathrooms, large family room, integrated kitchen and breakfast area, 2nd floor game room. Optional Features: covered patio and kitchen island	\$374,990
---------------------------	------	---	-----------

Carnation II	2502	4 bedrooms, 2.5 bathrooms, large front porch, open concept family room, kitchen and breakfast area, study, 2nd floor game room. Optional Features: covered patio and kitchen island	\$392,990
------------------------------	------	---	-----------



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

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 estate property. Equal housing opportunity.



Sanctuary 50's

Cobalt Lite Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Stone on front elevation, per plan
- Hardie siding on sides and rear, per plan
- Attached or detached two-car garage with Hardie siding per plan: garage interior to be textures and painted
- Upgrade elevations available
- Two-tone exterior paint per program
- Class A, 30-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage door with pre-wire for automatic opener
- 16-foot-wide driveway with 3-foot-wide flatwork connecting home to garage
- Decorative black address numbers or cast stone address block per plan and elevation

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with decorative casing
- Nickel finish door hardware
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Shaw carpet at bedroom(s)
- Choice of LVP entry, kitchen/breakfast, family, baths, utility and other high traffic locations per plan/diagram see Sales for more details.
- Carpet over 3/8-inch pad
- Wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades at family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE free-standing electric range, dishwasher and space saving external venting microwave
- Birch cabinets 30-inch uppers and choice of colors
- Flush-mounted LED down lighting at kitchen per plan
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel undermount single bowl sink with chrome faucet
- 1/3 HP garbage disposal

LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sink
- Super shower at master bath with 3x6 tile surround over backerboard
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Flush-mounted LED down lighting at vanities
- 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
- Electric Heat Pump HVAC system with fresh air intake and media filters(s)
- Electric tanked water heater sized per plan
- R-38 blown fiberglass in attic above conditioned space
- 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 inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing designs
- 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 room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One 3" caliper oak tree at front yard
- AC equipment at side yard to be screeded with shrubs if placed in front of side yard fence
- Fully fenced rear yard: side fence are set a minimum of 10' in front of the rear corners of the home
- Fully sodded front and side yard to fence
- Two exterior hose bibs per plan with anti-siphoning device

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

01/19/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Sanctuary

Silver Series

07/01/26

One-Story Homes

7/1/2026

Apache	1666	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio option, study or optional bedroom #4	\$357,990
Comanche	1850	3 bedrooms, 2 bathrooms, integrated kitchen, dining, and family room area, study. Optional fireplace and covered patio	\$373,990
Montauk	2108	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious study and walk-in closets, covered patio option	\$387,990
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	\$410,990

Two-Story Homes

Carrizo	2398	3 bedrooms, 3 bathrooms, large family room, dining, and kitchen combination, study and gameroom. Optional Features: bedroom #4 and covered patio	\$427,990
Yuma	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$442,990
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	\$456,990
Dakota Model	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	\$462,990
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	\$489,990
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

C-ROCK.COM

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 estate property. Equal housing opportunity.



Sanctuary

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Stone on front elevation, per plan
- James Hardie siding at 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 six panel front door with nickel finish handle set
- Insulated steel garage door with decorative hardware and automatic opener
- Garage interior to be textured and painted
- 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 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
- 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

- Ten 5-gallon shrubs in front yard
- Two 3" caliper shade trees in front yard
- Ac equipment at side yard to be screened with shrubs if placed in front of side yard to fence
- Two exterior hose bibs (per plan)
- Fully sodded front and side yards to fence
- Gutters at front of home with 2-foot return (per plan)
- 6'-foot cedar fence at rear with one gate: sides fence are set a minimum of 10' in front of rear corner of the home

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

01/20/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Sanctuary

Gold Series

50' Rear Entry Homesites

07/01/26

One-Story Homes

7/1/2026

Northwood	2149	3 bedrooms, 3 bathrooms, integrated living, kitchen and breakfast area, large courtyard with optional fireplace, large porch, mud room	\$459,990
---------------------------	------	--	-----------

Southlake	2417	3 bedrooms, 2 bathrooms, open concept kitchen, breakfast area, and living area combination, formal dining, courtyard, large porch, mud room, gallery, and optional study	\$466,990
---------------------------	------	--	-----------

Two-Story Homes

Highland	2767	3 bedrooms, 2.5 bathrooms, formal dining room with wine room, large kitchen and living combination, large courtyard with optional fireplace, study, mud room, large porch, second floor game room and optional media room	\$518,990
--------------------------	------	---	-----------

Westlake	2993	3 bedrooms, 4 bathrooms, open concept kitchen, breakfast area, and living area combination, formal dining, study, courtyard, large porch, mud room, 2nd story bonus room and optional media room	\$539,990
--------------------------	------	--	-----------

White Rock II	3000	3 bedrooms, 3.5 bathrooms, formal dining room with wine grotto open to the large kitchen and 2-story family room combination, sweeping staircase, study, covered patio, 2nd floor game room and optional bedroom #4	\$542,990
-------------------------------	------	---	-----------



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

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 estate property. Equal housing opportunity.



Sanctuary 50's

Gold Series Alley Load Homes

EXTERIOR DETAILS

- Beautifully designed elevations
- Stone on front and sides per plan with Hardie siding at rear elevation
- Two-story homes will have stucco at 2nd floor sides per plan
- Garage interior to be textured and painted
- Class A, 30-year dimensional Black Shadow shingles
- Dark sky exterior lighting per plan
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- Stained mahogany front door with leaded glass insert
- Nickel finish handle set at front door with decorative deadbolt
- 9100 series insulated steel garage door with automatic opener and two remotes
- 16-foot driveway with 3-foot privacy walk to entry
- Covered rear patio sized per plan with wood column(s)
- Cedar wood railing on exterior balconies per plan

ELEGANT INTERIORS

- Art niches and archways per plan
- Raised-panel interior doors with wood casing
- Rounded 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
- Wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Choice of LVP flooring on the first floor, excluding all bedrooms and bedroom closets
- Wide selection of carpet in all bedroom and bedroom closets, second floor, and stairs, per plan
- Shaw carpet over 3/8-inch pad
- Nickel finish ceiling fan with light kit in family room and master
- Two-story homes have stained oak handrails and wrought iron balusters per plan Insulated glass panel door at rear entry
- Kichler designer light fixtures

CHEF'S KITCHEN

- Built-in Ge stainless steel appliance package including 36" electric cooktop microwave, wall oven, external venting hood, and dishwasher
- 42-inch uppers cabinets and choice of color
- Well-designed workspace with island at kitchen per plan
- Flush-mounted LED down lighting at kitchen per plan
- Hard-surface countertops with 3x6 ceramic tile backsplash
- Stainless steel single I 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 (his and hers vanities at master per plan)
- Oversized acrylic soaker tub with marble tub skirt, tile splash and deck-mounted stainless faucet at master bath
- Master has separate tub and shower with garden window and 3x6 ceramic tile shower surround over backerboard
- Secondary bath surround includes 3x6 ceramic tile over backerboard
- Satin Nickel finish accessories at master bath and powder room, bath faucets, accessories at secondary bat
- White pedestal sink and decorative mirror at powder per plan

ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frames with argon gas
- Energy-efficient electric HVAC system with fresh air intake and media filter(s)
- Electric tanked 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
- Energy Efficient LowE366 Vinyl Windows with Argon Gas
- Programmable thermostat
- High-efficiency LED lighting throughout
- Third party insulation inspections
- Water-saving shower heads and faucets

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and 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
- Phone jacks in kitchen, master, study, and media room per plan
- Cable TV pre-wired in family, master, study, media room and 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

- Four 5-gallon shrubs and eight 2-gallon shrubs in front yard
- Two 2" caliper oak trees in front yard
- AC equipment at side yard to be screened with shrubs if placed in front of side yard fence
- 6' fence cedar fence at rear yard with one walk gate; side fences are set a minimum of 10' in front of the rear corners of the home
- Two exterior hose bibbs with anti-siphoning devices
- Fully sodded front, side, and rear yard with full sprinkler system
- Gutters at front of home with two-foot returns 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
- Five hours of Professional decorator assistance
- 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

C-ROCK.COM



Sanctuary

Gold Series

75' Front Entry Homesites

07/01/26

One-Story Homes

7/1/2026

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	\$521,990
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	\$543,990
Santa Barbara	2796	3 bedrooms, 2.5 bathrooms, open concept family room, kitchen, dining, and breakfast area combination, separate living area, enlarged covered patio	\$545,990
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.	\$554,990

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	\$569,990
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.	\$589,990
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	\$637,990
Laguna III	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	\$649,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

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 estate property. Equal housing opportunity.



Sanctuary 70's

Gold Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations
- Brick on front and sides to 9' per plan with Hardie siding at rear elevation
- Two-story homes will have stucco at 2nd
- Brick/stone/stucco front elevations per plan
- Class A, 30-year Dimensional Black Shadow shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- Stained mahogany front door with leaded glass insert
- Nickel finish handle set at front door with decorative deadbolt
- Insulated steel garage door with automatic opener and two remotes
- 16-foot driveway with 3-foot privacy walk to entry
- Covered rear patio sized per plan with wood column(s)
- Cedar wood railing on exterior balconies per plan

ELEGANT INTERIORS

- Art niches and archways per plan
- Raised-panel interior doors with woodcasing; 8' tall interior doors locations, 6'8" doors at second floor locations
- Square-edge sheetrock corners throughout
- 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 flooring on the 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
- 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
- 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" electric 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 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 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 surround includes 3x6 ceramic tile over backerboard throughout
- Nickel finish accessories at master bath and powder room
- Chrome finish accessories at secondary baths
- 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 electric HVAC system with fresh air intake and media filter(s)
- 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
- Electric tanked water heater sized per plan
- 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

- Four 5-gallon shrubs and twelve 1-gallon shrubs in front yard
- Two 3" caliper oak trees in front yard
- Ac equipment at side yard to be screened with shrubs if place in front of side yard fence
- 6' fence cedar fence at rear yard with one walk gate; side fence is set a minimum of 10' in front of the rear corners of home
- 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 hours 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

C-ROCK.COM



SANCTUARY

205 Cabiness Drive, Salado TX 76571

Phone (512) 772-4542

Public Schools

Salado ISD	254-947-6900
Thomas Arnold Elementary	254-947-6955
Salado Middle School	254-947-6934
Salado High School	254-947-5429

Private Schools/Daycares

Salado Montessori	254-947-4005
Bear Hugs Learning Center	254-933-2803
Belton Early Childhood School	254-215-3700
Future Minds Child Care	254-613-4423

Emergency Services - Dial 911

Salado Police Department	254-947-5681
Salado Fire Department	254-947-8961

Area Churches

First Baptist Church	254-947-5465
St. Stephen Catholic Church	254-947-8037
Salado United Methodist Church	254-947-5482

Local Utility/Service Providers

Electricity - powertochoose.org	888-313-6862
Water - Salado Water Supply Corp	254-947-5425
Trash - Eagle Disposal	254-947-1288
TV/Internet - Spectrum	909-251-2028

Medical Facilities

Baylor Scott & White Clinic	254-947-7500
-----------------------------	--------------

Shopping & Entertainment

Restaurants, boutiques, art galleries on Main Street	
Salado Public Library	254-947-9191
Tablerock Amphitheater	254-421-3903
Salado Museum	254-947-5232
Salado Visitor Center	254-947-8634

Homeowner's Association

Annual Dues	\$660/yr
Goodwin Management	
jamie.richardson@goodwintx.com	512-502-7047
11950 Jollyville Rd, Austin, TX 78759	

Property Tax Information

Village of Salado	\$	0.486
Bell County	\$	0.3237
Salado ISD	\$	1.1669
Bell County ESD #1	\$	0.098277
Bell County Roads	\$	0.0208
Clearwater UWCD	\$	0.00223

Total Estimated Tax Rate	\$	2.098
---------------------------------	-----------	--------------

Community Colleges

Temple College - Temple	254-298-8282
Central Texas College - Killeen	1-800-792-3348
Austin Community College - Round Rock	512-223-0000

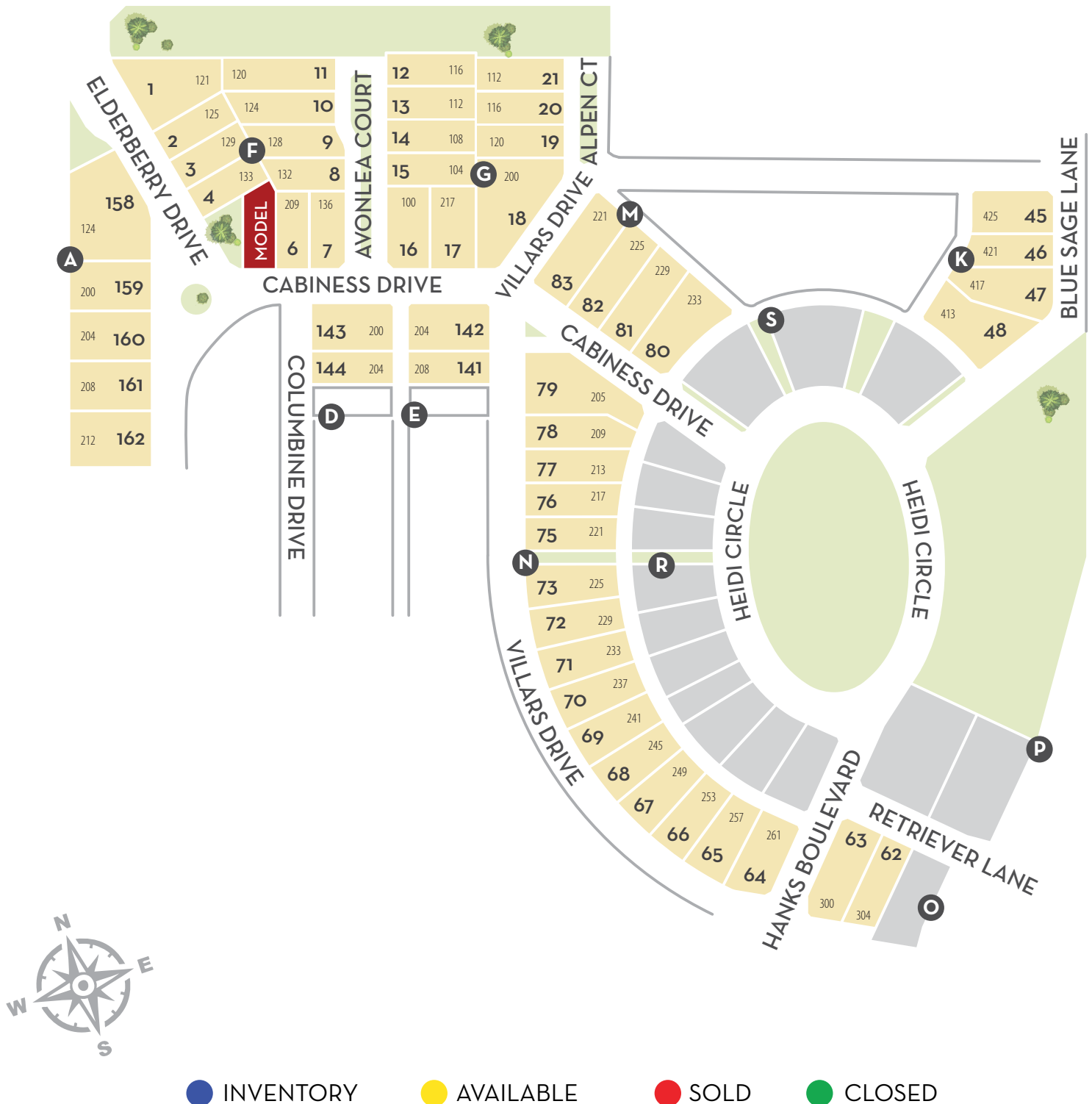
Public Services

Post office - 820 N. Main Street	800-275-8777
----------------------------------	--------------

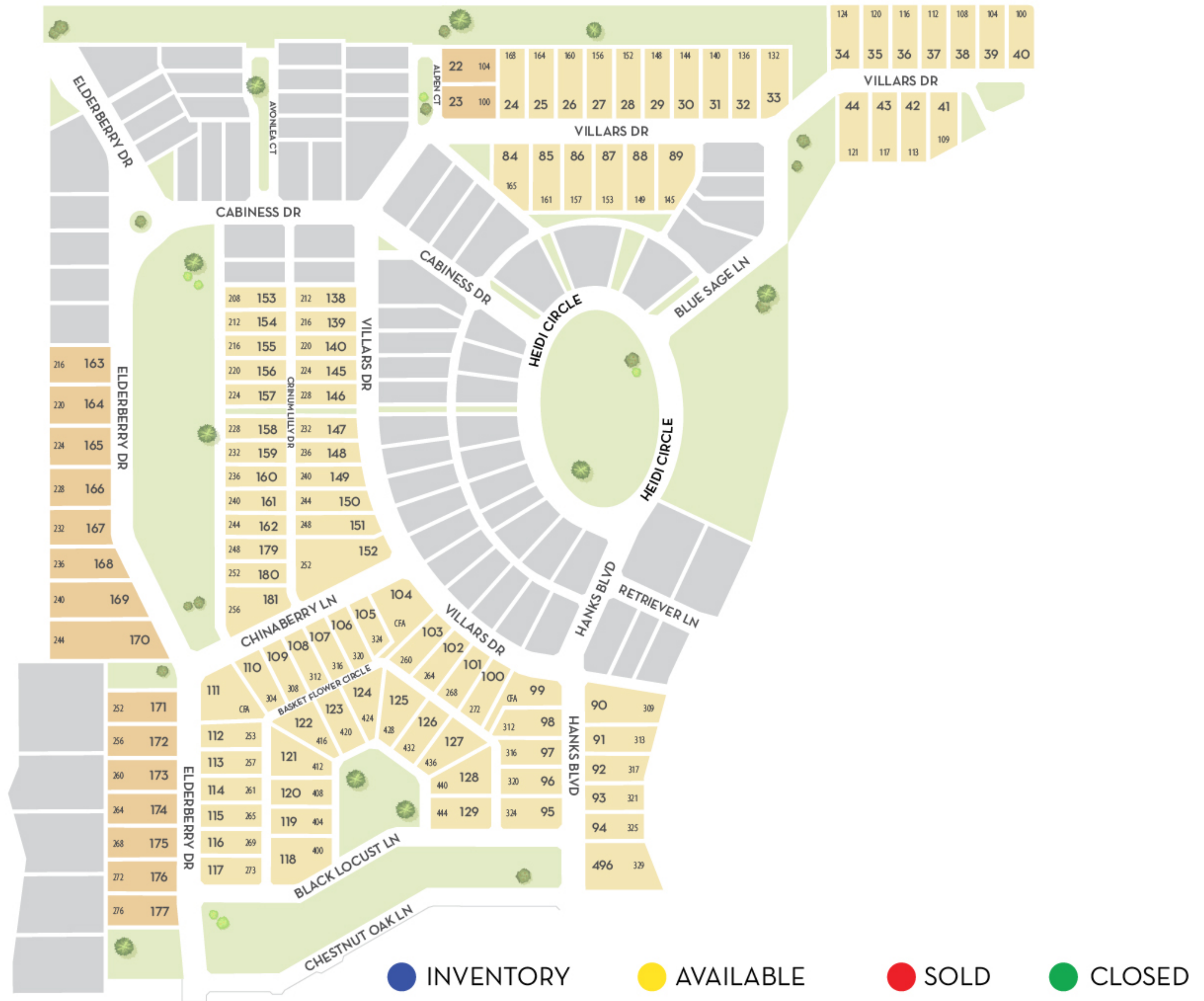




SANCTUARY



50' HOMESITES
75' HOMESITES



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



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.



C-ROCK.COM