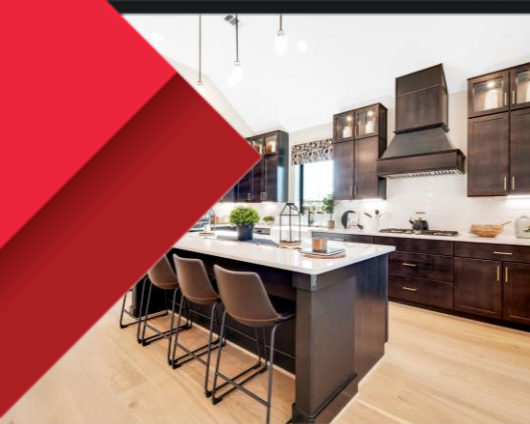




CASTLEROCK COMMUNITIES

Lariat | Liberty Hill, TX



Welcome to your forever home! Nestled in Texas hill country, Lariat is a picturesque community blending suburban living with urban convenience. Located about 35 miles from Austin, this family-friendly environment is designed to bring neighbors together through inviting amenities including a resort-style pool, kid-approved playground, fun dog park, fish-stocked ponds, and a seven-mile trail ideal for biking and walking. Children will have the benefit of attending schools in Texas "A" rated Liberty Hill ISD. Lariat is adjacent to scenic ranch land, yet conveniently located near major roads for handy access to surrounding cities and towns. Explore this fantastic community and find your dream home today!



COMMUNITY FACT SHEET

AMENITIES:

- The Junction Amenity Center Pavilion and Event Lawn
- The Watering Hole Pool Complex with Splash Pad
- Expansive Playgrounds
- On-site Dock and Fishing Pond (Catch and Release)
- Future Dog and Pocket Parks
- Future Sports Court
- Future Extensive Trail System

EDUCATION:

Liberty Hill ISD is a 5A public school district that serving pre-kindergarten through 12th grade. Its overriding mission is to empower future-ready graduates to be the absolute best version of themselves.

K-5 LOUINE NOBLE ELEMENTARY SCHOOL
101 TX-332 Loop,
Liberty Hill, TX 78642
512-379-3200

6-8 LIBERTY HILL MIDDLE SCHOOL
13125 W State Highway 29
Liberty Hill, TX 78642
512-379-3300

9-12 LIBERTY HILL HIGH SCHOOL
16500 W State Highway 29
Liberty Hill, TX 78642
512-260-5500

*Future On-site Elementary School

UTILITIES, CABLE & INTERNET:

- **Water - City of Georgetown**
www.gus.georgetown.org, 512-930-3640
- **Sewer - North San Gabriel MUD #1**
- **Electric - Pedernales Electric Cooperative**
www.pec.coop, 888-554-4732
- **Gas - ATMOS Gas**
www.atmosenergy.com, 866-322-8667
- **Trash - Texas Disposal Systems**
www.texasdisposal.com, 800-375-8375
- **Fiber Optic - Spectrum**
www.spectrum.com, 888-941-7163

BUILDERS:

- **Perry Homes - 512-882-9947**
- **Tri Pointe Homes - 512-881-6364**
- **Chesmar Homes - 512-995-5326**
- **Ashton Woods - 512-265-7944**
- **Landsea Homes - 512-813-0721**
- **Coventry Homes - 737-302-5229**
- **Highland Homes - 512-605-6670**
- **Drees Custom Homes - 512-960-1960**
- **CastleRock Communities - 737-209-6859**

LARIAT TAX RATE:

TAX RATE: 2.651843%*	
Williamson County ESD #4:	.074944
Williamson County:	.399999
North San Gabriel MUD #1:	.950000
Williamson County FM/RD:	.044329
Liberty Hill ISD:	1.226900
TOTAL:	2.651843

*Tax rate is estimated and subject to change.

HOA DUES:

Our Homeowners Association dues are \$840.00 a year, billed quarterly at \$210. Our HOA is managed by KiTH Management Services.
info@KithManagement.com • 210.585.2386



Lariat

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 8:12 roof pitches
- Upgrade elevations available with painted brick or stone per plan
- Three car garage per plan
- Upgrade elevations available
- 25-year Black Shadow shingle
- Two-tone exterior paint
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 series insulated steel garage door with pre-wire for automatic opener
- 16-foot driveway with 5-foot privacy walk to entry
- Decorative black address numbers

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
- 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

- Flat panel birch cabinets with 42-inch uppers
- 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
- Stainless steel dual bowl undermount sink
- Chrome dual 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
- **Super shower option available

DESIGNER FLOORING

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

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 15 SEER Lennox HVAC system with environmentally friendly 454B 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 LowE366 Vinyl Windows White frame windows with Argon gas
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

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 access
- Copper wiring with protective housing at exterior GFCI outlets
- 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

- Drought resistant landscape package per community requirements. Includes two 3" caliper live oak trees
- Fully sodded front, sides, and rear yard with automatic sprinkler system
- 6' fence with smooth side out, stained at front facing using Behr semi-transparent cedar tone, one gate
- Two exterior hose bibbs with anti-siphoning devices
- Gutters at front of home with 2-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
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager





Lariat

Silver Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 8:12 at front and 6:12 side and rear roof pitch per elevation
- Stone on front elevation and brick sides to 9' per plan
- Two-story homes will have brick rear to 9' per plan
- 30-year Dimensional Black Shadow shingles
- Three car garage per plan
- Custom address block
- White frame windows with screens on operable windows
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handle set
- 9100 Series insulated steel garage door with decorative hardware and pre-wire for future automatic opener
- 16-foot driveway with 5' 1-foot privacy walk 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 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
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures
- **Fireplace option available (direct vent only)

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers and choice of colors
- GE built-in stainless appliance package including 36" gas cooktop, microwave, wall oven external venting hood and dishwasher
- 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 island for 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
- 15 SEER Lennox HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Natural gas-fired tankless water heater sized per plan
- High efficiency central natural gas heating
- 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 LowE366 Vinyl Windows White frame windows with Argon gas
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections (*natural gas connections are an available option)

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
- Copper wiring with protective housing at 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

LANDSCAPING PACKAGE

- Drought resistant landscape package per community requirements. Includes two 3" caliper live oak trees
- Fully sodded front, sides, and rear yard with automatic sprinkler system
- 6' fence with smooth side out, stained at front facing using Behr semi-transparent cedar tone, one gate
- Two exterior hose bibbs with anti-siphoning devices
- Gutters at front of home with 2-foot returns per plan
- 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





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