



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, family-friendly community features open-concept, thoughtfully designed floor plans on expansive half-acre homesites, giving families the space to live and grow. Located within the top-rated Medina Valley ISD, 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. Megan's Landing by CastleRock Communities is waiting.



Megan's Landing

Silver Series

07/01/26

One-Story Homes

Base Price

Aspen	1651	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and casual dining area, covered patio option	\$339,990
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$354,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$364,990
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	\$388,990

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	\$418,990
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	\$431,990
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	\$463,990
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	\$494,990



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 estate property. Equal housing opportunity.



Megan's Landing

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and sides per plan
- Brick front entry walls
- Class A, 30-year Weatherwood 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 pre-wire for automatic 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 closet
- 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 frees-standing electric 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 backboard and a garden window
- Secondary bathtub/shower with ceramic tile over backboard
- 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 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
- Programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspection
- 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
- Coach lights at front, rear and garage door per plan
- Exterior GFCI outlets with protective housing
- 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
- Pre-plumb for future water softener
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Front yard will 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 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 (see warranty)
- Two-year warranty on mechanical system (HVAC, Electrical, Plumbing)
- Six-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

03/25/2026





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**

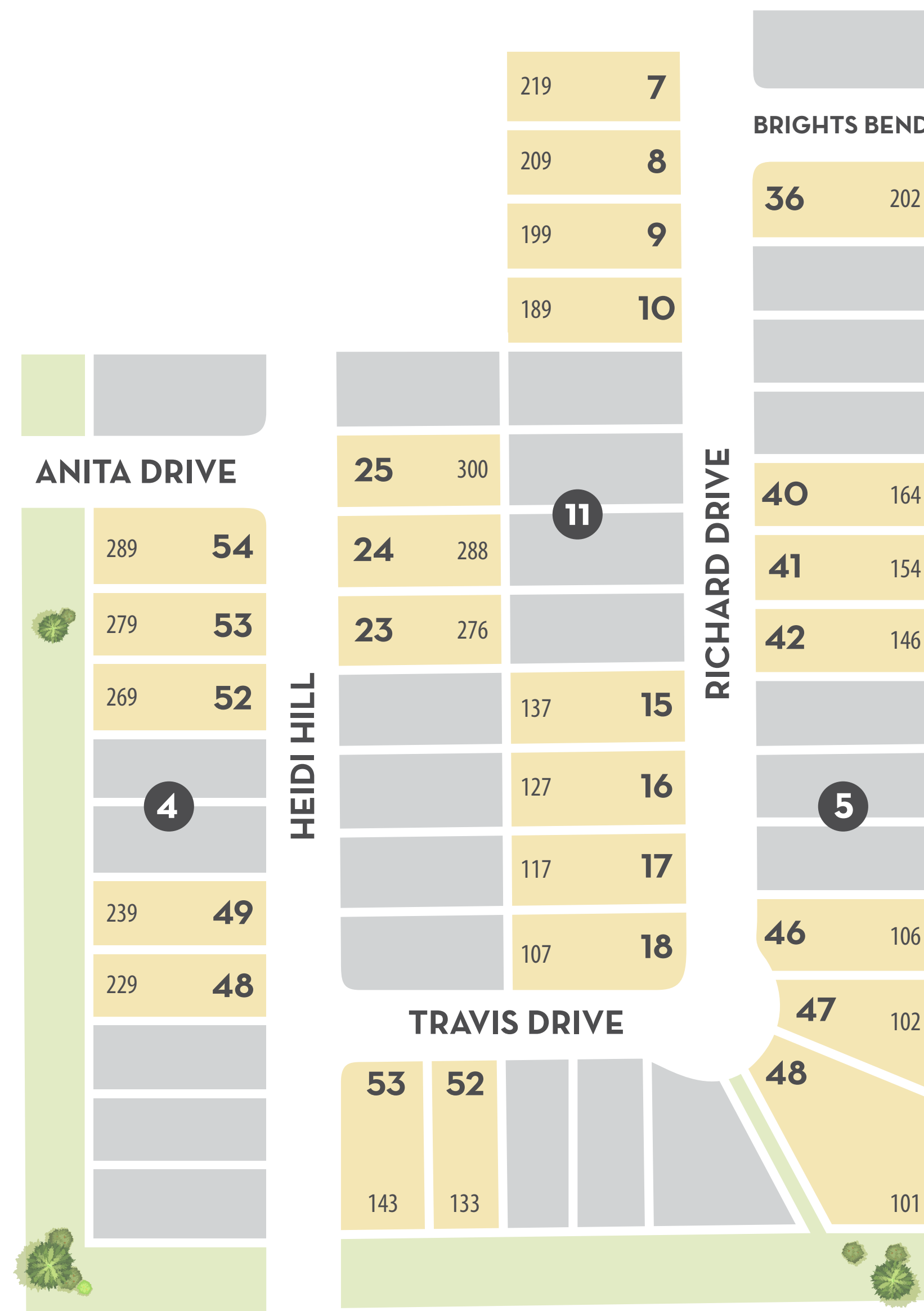
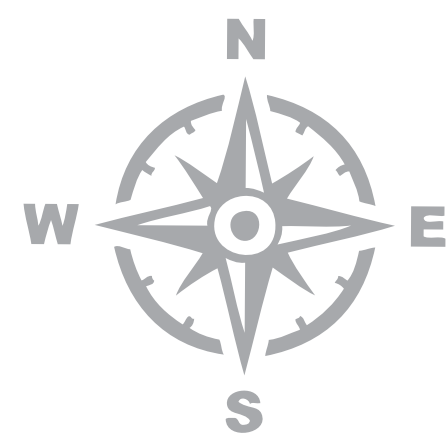
Community Colleges

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





● INVENTORY ● AVAILABLE ● SOLD ● CLOSED

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The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, and specifications without notice. All maps, plans, landscaping, and elevation renderings are artist's conceptions and not to scale.



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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