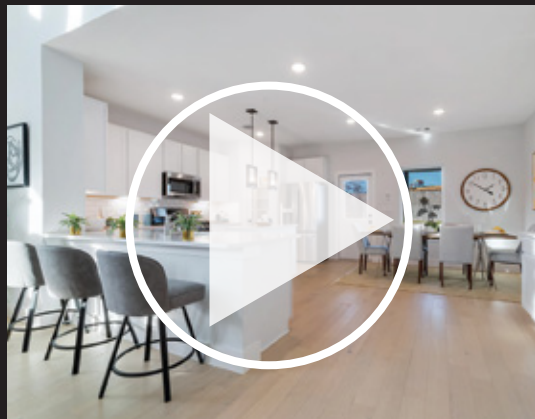




CASTLEROCK COMMUNITIES

Cielo | Conroe, TX



Nestled inside Conroe, TX is the master-planned community, Cielo. Cielo will expand across 256 acres, dedicating over 45 acres of recreational amenities, green areas, and lakes - a nature-lover's dream! Allowing quick access to I-45, commuting to Lake Conroe, The Woodlands, or Houston will be a breeze. Residents will take advantage of community amenities fit for the whole family, while the kids have the privilege of attending Conroe ISD schools, with a future onsite elementary school in the works! The community also has plans to open an elementary school in the Fall of 2024. Offering a variety of plans with an abundance of included features and options, you'll love living in your dream home inside Cielo.

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Alabama | Arizona | Tennessee | Texas

 **Daiwa House Group®**



Cielo

Cobalt Series

07/01/26

One-Story Homes			Base Price
Frio	1362	3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study	\$221,990
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$230,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$241,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$243,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$254,990
Two-Story Homes			
Lavaca	2109	4 bedrooms, 2.5 bathrooms, spacious family room, combined kitchen and dining area, upstairs gameroom. Optional features: covered patio and master luxury bath or super shower	\$265,990
Blanco	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	\$271,990
Rio Grande	2507	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio	\$282,990
Trinity 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	\$287,990
Concho	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	\$301,990



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. All square footages listed are subject to slight variation. Prices listed are base prices and do not include upgraded elevations, lot premiums, and options. We reserve the right to substitute products, equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Color and size variations may occur. Stated lot sizes are "generic" and actual width will vary. See Sales Consultant for current plan and elevations. Views may be altered by subsequent development, construction, and landscaping growth. Not an offer or solicitation to sell real property. Equal housing opportunity.



Cielo

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front elevations to 9' per plan with a 2' wrap at sides
- Upgrade elevations available
- Class A, 30-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage doors with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- 4-foot wide public walks per community guidelines
- 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
- Kwikset satin nickel door hardware
- Monterey drag texture at ceilings and walls
- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Shaw carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC
- Wood base throughout home
- Nickel finish ceiling fan with light kit in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE free-standing gas range, dishwasher and space-saving external-venting microwave
- Birch cabinets with 30-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel undermount single bowl sink with Chrome faucet
- 1/3 HP garbage disposal
- Flush-mounted LED downlighting 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 white tile shower and tub surround over backerboard and a garden window
- Secondary bathtub/shower has white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan
- Elongated toilets throughout plan

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 areas 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

- Fifteen 1-gallons, five 3-gallons, and two 5-gallon shrubs in front yard; corner lots include two crepe myrtles
- One 3" caliper oak tree and one 15-gallon ornamental tree in front yard; corner lots include two 3" caliper oak trees at side yard
- 6-foot privacy fence at rear yard with one gate; side fences to be set back 5' from the front corner of the home while allowing access to public utility meters; interior fences to be good neighbor style while street facing fences to include all pickets facing out
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- 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
- Professional decorator assistance with one 2-hour appointment
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

1/23/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Cielo

10610 Flight Deck Ct, Conroe, TX 77303
Phone (281) 653-8500

Public Schools

Bartlett Elementary Grades PK-4	936.709.7752
Bozman Intermediate Grades 5-6	936.709.1800
Stockton Junior High Grades 7-8	936.709.4500
Conroe High School Grades 9-12	939.709.5700

Private Schools/Daycares

Little Texans Child Care Center	936.760.2151
Primrose School of Conroe	936.756.8100
Kids 'R' Kids of Lake Conroe	936.483.2539
Kids Kingdom	936.756.4216

Emergency Services - Dial 911

Conroe Police Department	936.522.3200
Montgomery County Constable Pct.2	936.539.7854
MCESD#1 Fire Station 95	936.856.5111

Area Churches

Churches of All Denominations Surround the Area.

Local Utility/Service Providers

Natural Gas - Centric	281.252.6700
Electrical 1 & 3 - SHECO	936.327.5711
Electrical 2, 4-9 - Entergy	800.368.3749
Fiber - Centric	877.342.7270
Water & Sewer MDS	281.290.6500
Trash - Best Trash (set up and paid through MUD)	281.313.2378

Medical Facilities

HCA Houston Healthcare Conroe	936.539.1111
Next Level Urgent Care - Conroe	281.783.8162
Conroe Urgent Care	936.494.0865
St Luke's Health	936.266.2000
Texas Childrens Hospital	936.267.5000

Shopping & Entertainment

Woodlands Mall	281.363.3363
Pine Hollow Shopping Center	512.482.0094
Gene Campbell Sport Park	936-788-8325
Conroe Aquatic Center Waterpark	936.522.3930
Margaritaville Lake Resort Conroe	936.448.4400
Market Street	281.419.4774

Homeowner's Association

Inframark	281.870.0585
HOA Annual Assesment	\$650
HOA Cap Fee	\$650
HOA transfer fee	\$275

Property Tax Information

F10 - Emergency Ser Dist #10	\$	0.100000
GMO - Montgomery County	\$	0.379000
HM1 - Mont Co Hospital	\$	0.047300
JNH - Lone Star College	\$	0.106000
M180 - Airport Road Mud	\$	1.350000
SMA - Conroe ISD	\$	0.949600
Total Tax Rate	\$	2.929900

Community Colleges

Lone Star College - Conroe	936.521.4500
Sam Houston University	936.294.1844
Lone Star College- Montgomery	936.273.7000

Public Services

United States Postal Service	936.441.6055
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Community Information

Estimated Tax Breakdown

F01 - Emergency Ser Dist #01	0.1000
GMO - Montgomery County	0.3770
HM1 - Mont Co Hospital	0.0473
JNH - Lone Star College	0.1060
M180 - Airport Road MUD	1.3500
SCO - Conroe ISD	0.9496

Total 2026 Estimated Tax Rate	2.929900
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Utility Providers

Natural Gas - Centric	281.252.6700
Electrical: Section 1 & 3 - SHECO	936.327.5711
Electrical: Section 2, 4-9 - Entergy	800.368.3749
Fiber - Centric	877.342.7270
Trash - Best Trash <i>(set up & paid through MUD)</i>	281.313.2378
Water and Sewer - Municipal District Services	281.290.6500

Education

Conroe ISD	936.709.7752
Bartlett Elementary - Grades PK-4 <i>(on-site school)</i>	936-709-4900
Anderson Elementary - Grades PK-4	936.709.5300
Bozman Intermediate - Grades 5-6	936.709.1800
Stockton Junior High - Grades 7-8	936.709.4500
Conroe High School - Grades 9-12	936.709.5700
Colleges	
Lone Star College - Conroe	936.521.4500
Sam Houston State University	936.294.1844
Lone Star College - Montgomery	936.273.7000

Homeowners Association

Inframark	281.870.0585
HOA Annual Assesment	\$650
HOA Cap Fee	\$650
HOA transfer fee	\$275

Public Services

Conroe Police Department	936.522.3200
Montgomery County Constable - Precinct 2	936.539.7854
MCESD#1 Fire Station 95	936.856.5111
United States Postal Office 809 W Dallas Street Conroe, TX 77301	936.441.6055

Medical Facilities

HCA Houston Healthcare Conroe	936.539.1111
Next Level Urgent Care - Conroe	281.783.8162
Conroe Urgent Care	936.494.0865
St. Luke's Health	936.266.2000

Grocery Stores

H-E-B	936.756.1430
Kroger Marketplace	936.270.1026
Sam's Club	936.756.5778

Recreation

Panorama Golf Club	936.228.0177
Lake Conroe Park	936.788.8302
Planet Fitness	936.760.1700
Gene Campbell Sports Park	936.788.8325

CieloConroe.com



The information contained herein is as of July 2026 and is shown subject to any errors, omissions, or changes with or without notice and should not be construed as a commitment, representation, or warranty by Cielo, Signorelli Company, or any affiliated entity. Tax rates are estimates and should be verified independently.

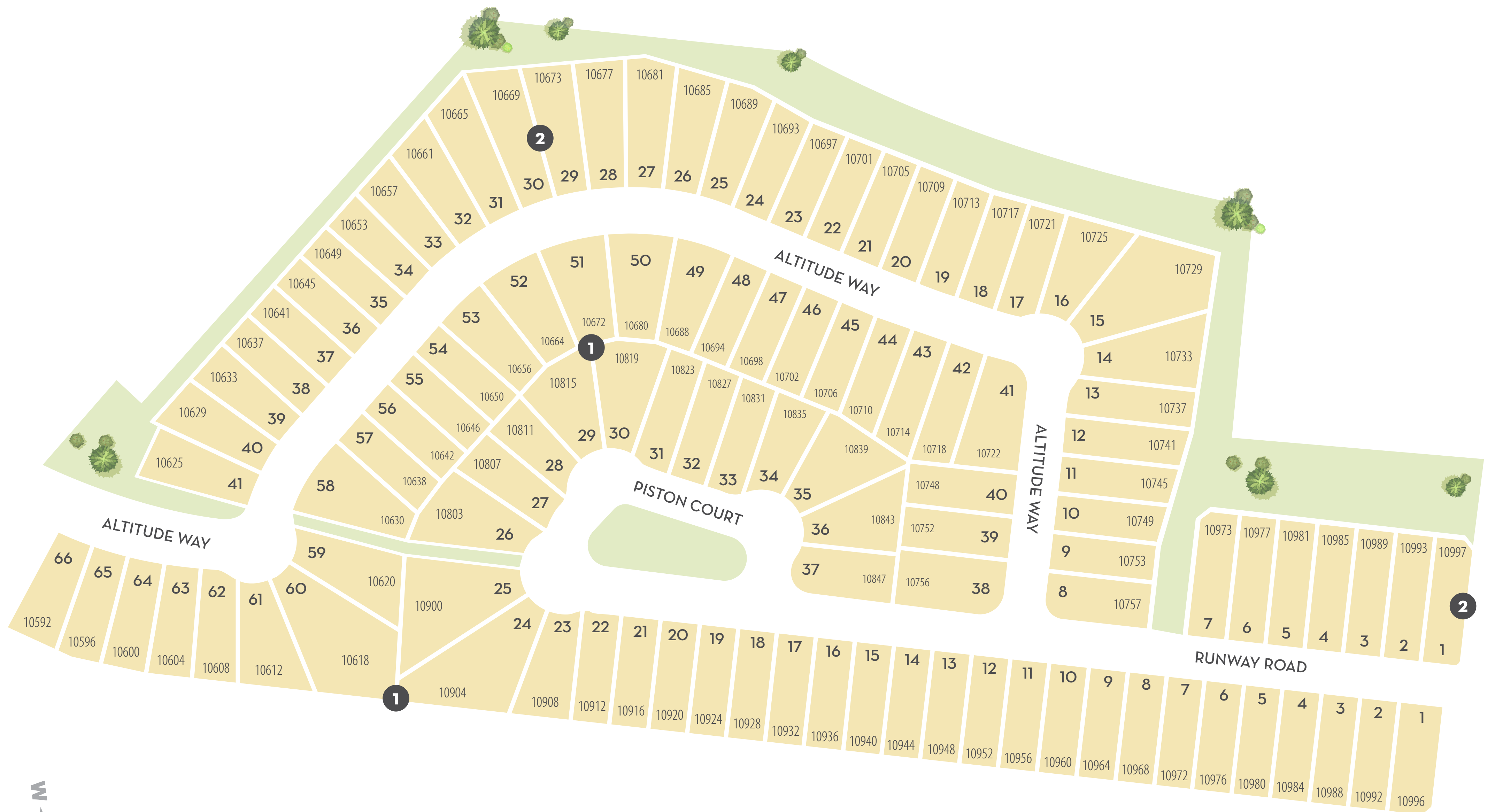


CIELO



LEGEND

	40' HOMESITES		45' HOMESITES		COMMUNITY PARK		CASTLEROCK COMMUNITIES MODEL (45' HOMESITES)		RAUSCH COLEMAN HOMES MODEL (40' HOMESITES)
	40' BFR HOMESITES		50' HOMESITES		GREENSPACE				





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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