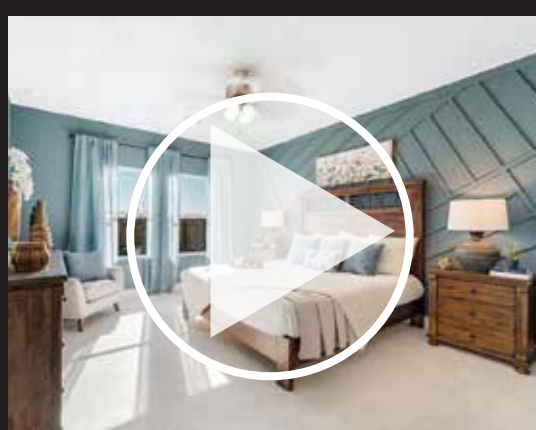




CASTLEROCK COMMUNITIES

Sunset Oaks | Maxwell, TX



Welcome to Sunset Oaks, where convenience meets comfort just a quick 30-minute drive from downtown Austin in Maxwell, TX. Conveniently positioned near Kyle, the Sunset Oaks neighborhood offers easy access to a myriad of shopping, entertainment, and outdoor adventures, including hiking and kayaking along the stunning San Marcos River. Embrace the outdoors in our landscaped green spaces, while the young ones explore our dedicated playground. Other fantastic amenities residents get to enjoy are the community pool, picnic areas, and a basketball court! Sunset Oaks presents move-in ready homes meticulously designed to meet your discerning tastes. With low tax rates, energy-efficient features, and a variety of floor plans offered, Sunset Oaks by CastleRock Communities is more than just a neighborhood; it's a lifestyle. Call for more information today!



Sunset Oaks

Cobalt Series

07/01/26

One-Story Homes

7/1/2026

Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$314,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$320,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$327,990

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	\$333,990
Brazos	2213	4 bedrooms, 3 bathrooms, integrated kitchen, dining & family room, and an upstairs bonus room. Optional features include covered patio, master luxury bath, master super shower, and study.	\$335,990
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	\$341,990
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	\$345,990
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	\$369,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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CASTLEROCK

COMMUNITIES

Sunset Oaks

Cobalt Series

07/01/26

One-Story Homes

7/1/2026

Oak	1365	3 bedrooms, 2 bathrooms, integrated kitchen and family area, formal dining, bedroom #3 or optional study and optional covered patio	\$275,990
Pecan	1570	3 bedrooms, 2 bathrooms, massive family room and dining area combination, optional study in lieu of bedroom #3, and optional covered patio	\$287,990
Hazel	1633	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio, and optional 2.5 or 3-car garage	\$297,990
Maple	1689	3 bedrooms, 2.5 bathrooms, family room, integrated kitchen, breakfast and living area, formal dining, optional covered patio	\$299,990

Two-Story Homes

Elm	1737	3 bedrooms, 2.5 bathrooms, large family room, kitchen, formal dining area, 2nd floor gameroom, optional covered patio	\$312,990
Mesquite	1963	3 bedrooms, 2.5 bathrooms, kitchen opened to family room, large dining area, optional covered patio	\$316,990
Alder	1996	4 bedrooms, 3 bathrooms, 2-story family room, integrated kitchen and dining area, 2nd floor game room and optional covered patio	\$317,990
Ash	2198	4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.	\$321,990
Hickory	2334	4 bedrooms, 2.5 bathrooms, large family room, dining area, spacious kitchen with island, mud room, upstairs gameroom, and optional covered patio.	\$330,990
Willow	2412	5 bedrooms, 3.5 bathrooms, open-concept family room, integrated kitchen & dining space, game room & covered patio. Optional features include extended covered patio, dual vanity in the master bath, and a 2.5-car or 3-car garage.	\$334,990



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.



Sunset Oaks 40s

Cobalt Lite Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front elevation, per plan
- Upgrade elevations available
- Two-tone exterior paint per program
- Class A, 25-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
- 3X3 broom finish concrete rear patio
- 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
- 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 gas 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
- Cultured marble 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
- Energy-efficient HVAC system with fresh air intake and media filters(s)
- Gas-fired tankless 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
- Pre-plumb for future water softener

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One- 2" caliper oak tree
- Fully fenced rear yard per community guidelines
- Fully sodded front, side and rear yard to fence
- Gutters at front, sides and rear of home
- 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

01/21/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Sunset Oaks 45's

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Enhanced elevations with Hardie siding, per plan
- Upgrade elevations available with brick or stone per plan
- Class A, 25-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage doors with decorative hardware and pre-wire for automatic opener
- 16-foot driveway with 3-foot privacy walk to entry
- Decorative black address numbers

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Straight-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 3X6 white tile shower and tub surround over backerboard and a garden window
- Secondary bath/tub shower has 3X6 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
- Honeywell 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 2" caliper oak tree
- Fully fenced rear yard per community guidelines
- Fully sodded front, side
- Automatic sprinkler system at front
- Gutters at front, sides, and rear of home
- 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

01/20/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Sunset Oaks

515 Plateau St., Maxwell, TX 78656
737-400-4752

Public Schools

Borchert Loop Elementary	512-398-0450
Lockhart Junior High School	512 398-8400
Lockhart High School	512-398-0300

Private Schools/Daycares

Stepping Stone School - Kyle	512-268-0123
Bonham Pre-Kindergarten School	512-393-6031
Extend-a-Care for Kids	512-268-5912
Money's Play House	737-315-0290

Emergency Services - Dial 911

Maxwell Fire and Rescue	512-357-0222
San Marcos Police Department	512-753-2108
Kyle Police Department	512-268-0859
Caldwell County Contable Precint 3	512-359-4718
Caldwell County Sheriff's Office	512-398-6747

Area Churches

Martindale Baptist Church	512-357-6780
Hill Country Church	512-353-5322
Promiseland San Marcos Church	512-392-4357
Church of St. Michael	512-398-7475

Local Utility/Service Providers

PEC Electric	888-554-4732
Unigas	832-592-3294
Maxwell Water Supply Corp	512-357-6253
Centric Fiber	832-592-3294
Texas Disposal Systems (Trash)	844-873-7734
Aqua Texas, Inc.	877-987-2782

Shopping & Entertainment

San Marcos Premium Outlets	512-396-2200
HEB - San Marcos	512-396-8880
Red Oak Village	
Sam's Club	512-392-1963

Homeowner's Association

Sunset Oaks HOA (\$35/Mo)	\$420
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Property Tax Information

Lockhart ISD	\$	0.954600
Caldwell County	\$	0.439000
Caldwell County ESD #2	\$	0.100000
Caldwell County ESD #5	\$	0.100000
Farm to Market Road	\$	0.000100

Estimated Total	\$	1.593700
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Community Colleges

ACC: Hays Campus	512-262-6500
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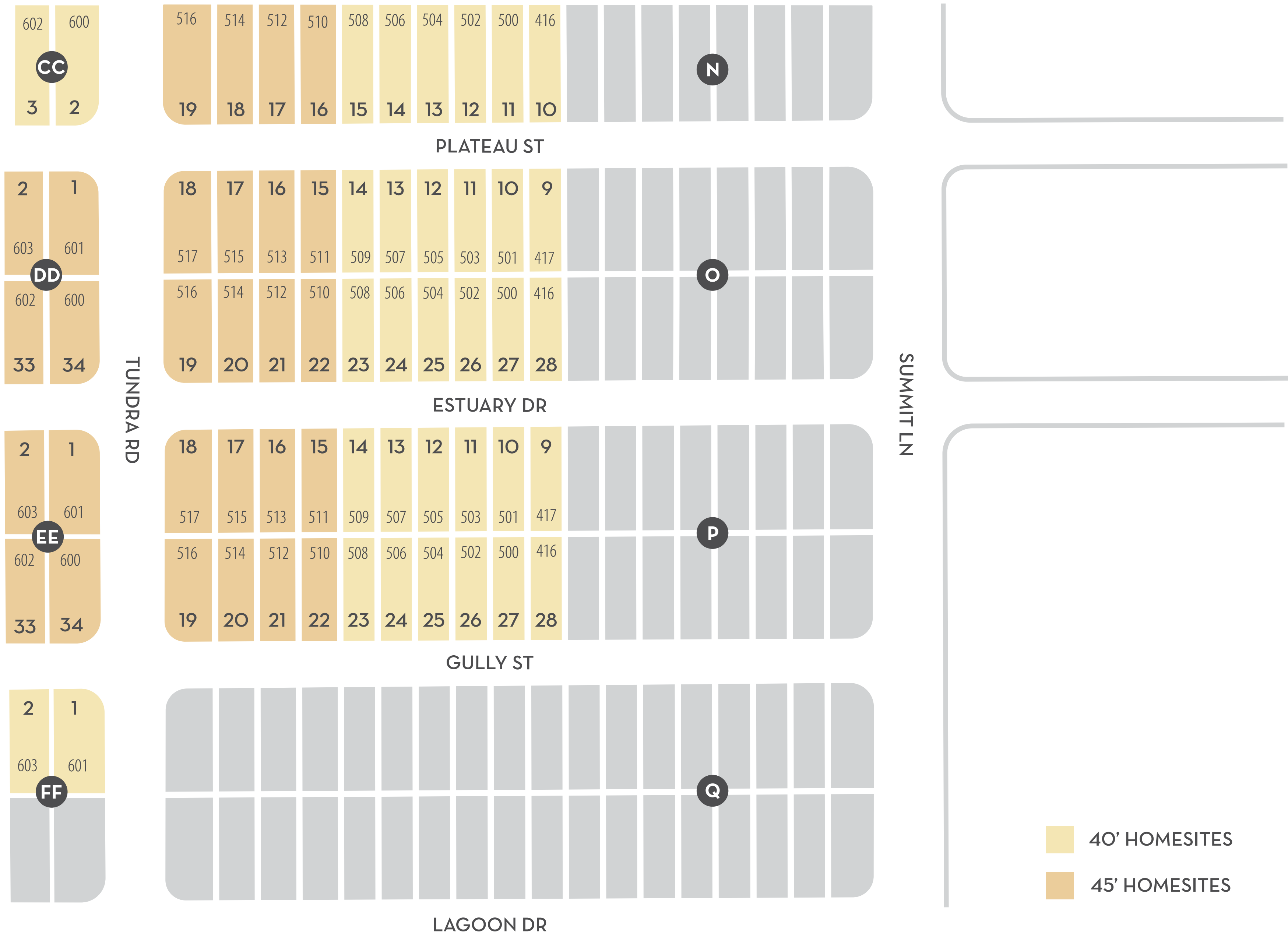
Medical Facilities

Acension Seton Hays	512-324-5000
Baylor Scott and White - Buda	737-999-6200
Warm Springs Rehabilitation Hospital	512-262-0821
Christus Santa Rosa Hospital	512-753-3690

Public Services

Maxwell Post Office	800-275-8777
32 FM 1966, Maxwell, TX 78656	





● INVENTORY
 ● AVAILABLE
 ● SOLD
 ● CLOSED



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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