



# CASTLEROCK COMMUNITIES

## Cloud Country | New Braunfels, TX



Welcome to the charming Cloud Country community, nestled in the heart of New Braunfels, TX. If you're looking for a new home, Cloud Country offers a range of floor plans and designs, ensuring that every home buyer's needs and preferences are met. The community is ideally situated off of Interstate 35, which means it's conveniently located between the bustling cities of San Antonio and Austin. At Cloud Country, you can enjoy an exceptional lifestyle as the neighborhood is just minutes from the Town Center at Creekside, which offers a wide variety of shopping, dining, and entertainment options. CastleRock Communities is known for its superior craftsmanship, attention to detail, and customer satisfaction. Building with CastleRock you can guarantee yourself a beautiful new home that is tailored to your needs and built to last [Click here for a virtual tour!](#)



### Cloud Country

3513 White Cloud Dr, New Braunfels, TX 78130

**Phone: (830) 312-4188**

#### Public Schools - Comal I.S.D.

|                                                    |              |
|----------------------------------------------------|--------------|
| Mayfair Elementary                                 | 830-837-7800 |
| <i>5912 Guthrie Trail, New Braunfels, TX 78130</i> |              |
| Canyon Middle School                               | 830-221-2300 |
| <i>2014 FM1101, New Braunfels, TX 78130</i>        |              |
| Canyon High School                                 | 830-221-2400 |
| <i>1510 I-35, New Braunfels, TX 78130</i>          |              |

#### Pre-Schools & Day Care Providers

|                                                       |              |
|-------------------------------------------------------|--------------|
| Brilliant Starts Learning Academy                     | 830-708-2752 |
| <i>2101 FM1101, New Braunfels, TX 78130</i>           |              |
| Blue Bird Kids' Academy                               | 830-387-5096 |
| <i>1365 W County Line Rd, New Braunfels, TX 78130</i> |              |
| The Pillars Christian Learning Center                 | 830-396-5446 |
| <i>2144 Gabriels Pl, New Braunfels, TX 78130</i>      |              |

#### Emergency Services - Dial 911

|                                                              |              |
|--------------------------------------------------------------|--------------|
| Resolute Baptist Hospital                                    | 830-500-6900 |
| <i>555 Creekside Crossing, New Braunfels, TX 78130</i>       |              |
| CHRISTUS Santa Rosa ER                                       | 830-608-5600 |
| <i>244 Creekside Crossing, New Braunfels, TX 78130</i>       |              |
| Riverside ER                                                 | 830-484-6179 |
| <i>1860 S Seguin Ave, Suite 400, New Braunfels, TX 78130</i> |              |

#### Local Utility/Service Providers

|                          |              |
|--------------------------|--------------|
| New Braunfels Utilities  | 830-629-8400 |
| New Braunfels Sanitation | 830-221-4040 |
| Spectrum                 | 833-383-0130 |
| AT&T                     | 844-747-1834 |

#### Shopping & Entertainment

|                                                   |              |
|---------------------------------------------------|--------------|
| HEB Plus                                          | 830-312-5700 |
| <i>2965 I-35, New Braunfels, TX 78130</i>         |              |
| New Braunfels Town Center                         | 281-477-4378 |
| <i>161 Creekside Way, New Braunfels, TX 78130</i> |              |
| Stars & Stripes Drive-In Theatre                  | 830-620-7469 |
| <i>1178 Kroesche Ln, New Braunfels, TX 78130</i>  |              |
| Schlitterbahn Waterpark                           | 830-625-2351 |
| <i>400 N Liberty, New Braunfels, TX 78130</i>     |              |

**\*\*Other Area Attractions include Fischer Park, Natural Bridge Wildlife Ranch, San Antonio Zoo, and the Historic Gruene German District!**

#### Property Tax Information

|                |        |
|----------------|--------|
| Total Tax Rate | 0.0197 |
|----------------|--------|

#### Homeowner's Association

|                |          |
|----------------|----------|
| Annual HOA Fee | \$400.00 |
|----------------|----------|

#### Area Churches

|                                    |              |
|------------------------------------|--------------|
| First Baptist Church New Braunfels | 830-484-6652 |
| Northpoint Church                  | 830-276-7663 |
| Compass Bible Church Hill Country  | 830-484-6860 |
| Our Lady of Perpetual Help         | 830-625-3534 |

#### Local Post Office Nearby

|                                                                               |              |
|-------------------------------------------------------------------------------|--------------|
| US Post Office                                                                | 800-275-8777 |
| <i>651 N. Business Interstate Hwy 35, Ste 240<br/>New Braunfels, TX 78130</i> |              |





## Cloud Country

Cobalt Series Homes

### EXTERIOR DETAILS

- Beautifully designed elevations
- Brick on front elevation per plan
- Upgrade elevations available
- 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 finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Decorative black address numbers
- 4' wide public sidewalks

### ELEGANT INTERIORS

- 9' 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 finish door hardware
- Monterey drag texture at ceilings and walls
- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC paint
- Wood base throughout
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

### CHEF'S KITCHEN

- GE free-standing electric range, dishwasher and space saving microwave
- Birch cabinetry with flat panel doors
- 30" upper cabinets
- Ceramic tile backsplash
- 1/3 hp garbage disposal
- Granite countertops
- Stainless steel undermount single bowl sink with chrome faucet
- Flush-mounted LED down lighting at kitchen, per plan

### LUXURIOUS BATHS

- Bath cabinetry matches kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sinks (dual vanities per plan)
- Shower/tub enclosure in owner's bath
- Shower/tub enclosure in secondary bath
- 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 frame with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Min 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
- Electric Heat Pump HVAC system with fresh air intake and media filter(s)
- Electric tanked water heater
- 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
- Protective housing on 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
- Lights front entry doorbell

### LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- Two 2" caliper oak tree
- 6-foot privacy fence at rear yard with one gate
- Fully sodded front and side yard to fence with xeriscaping at rear yard
- 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
- Professional decorator's assistance with one 2-hour appointment
- 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

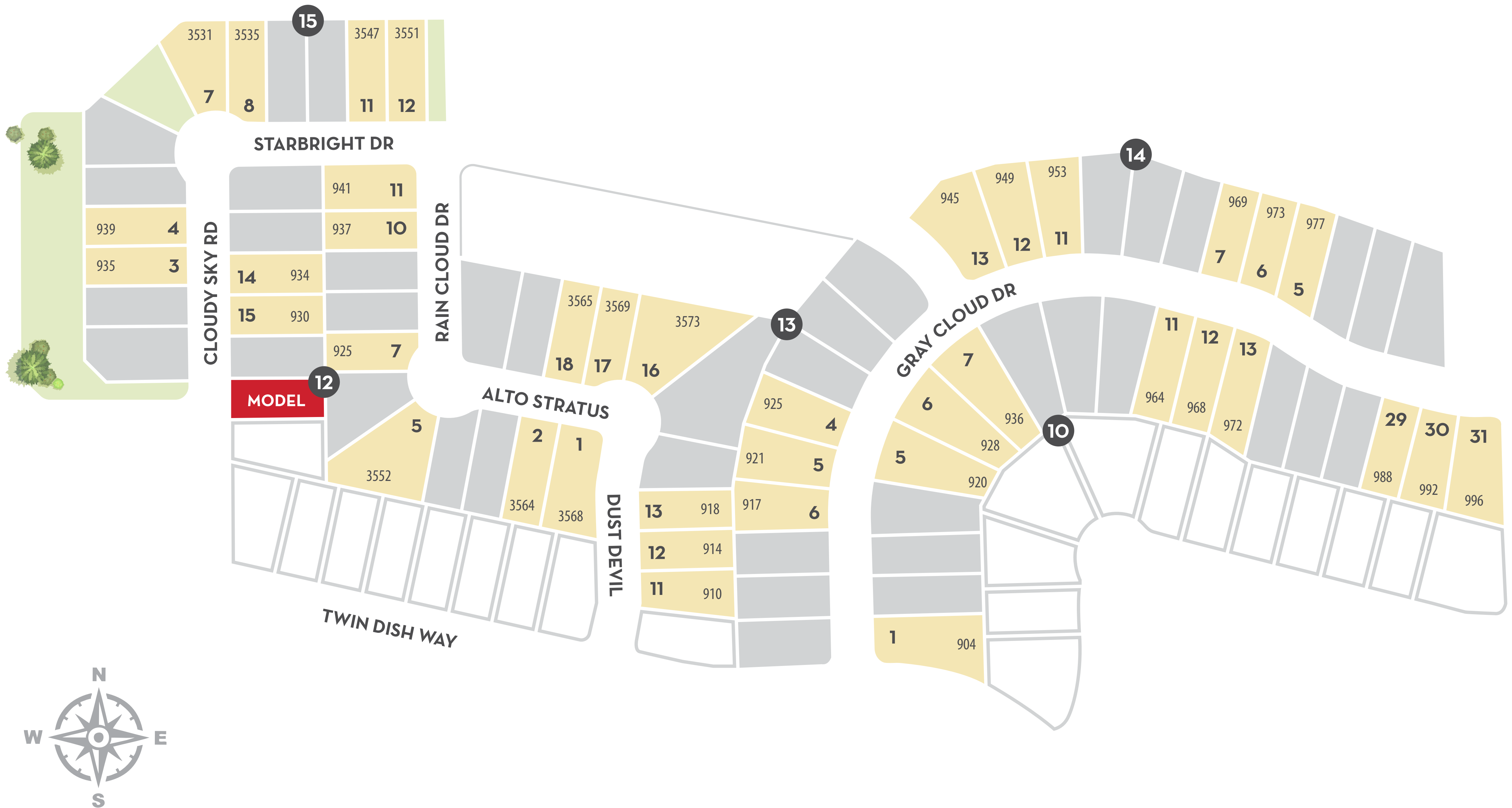
01/21/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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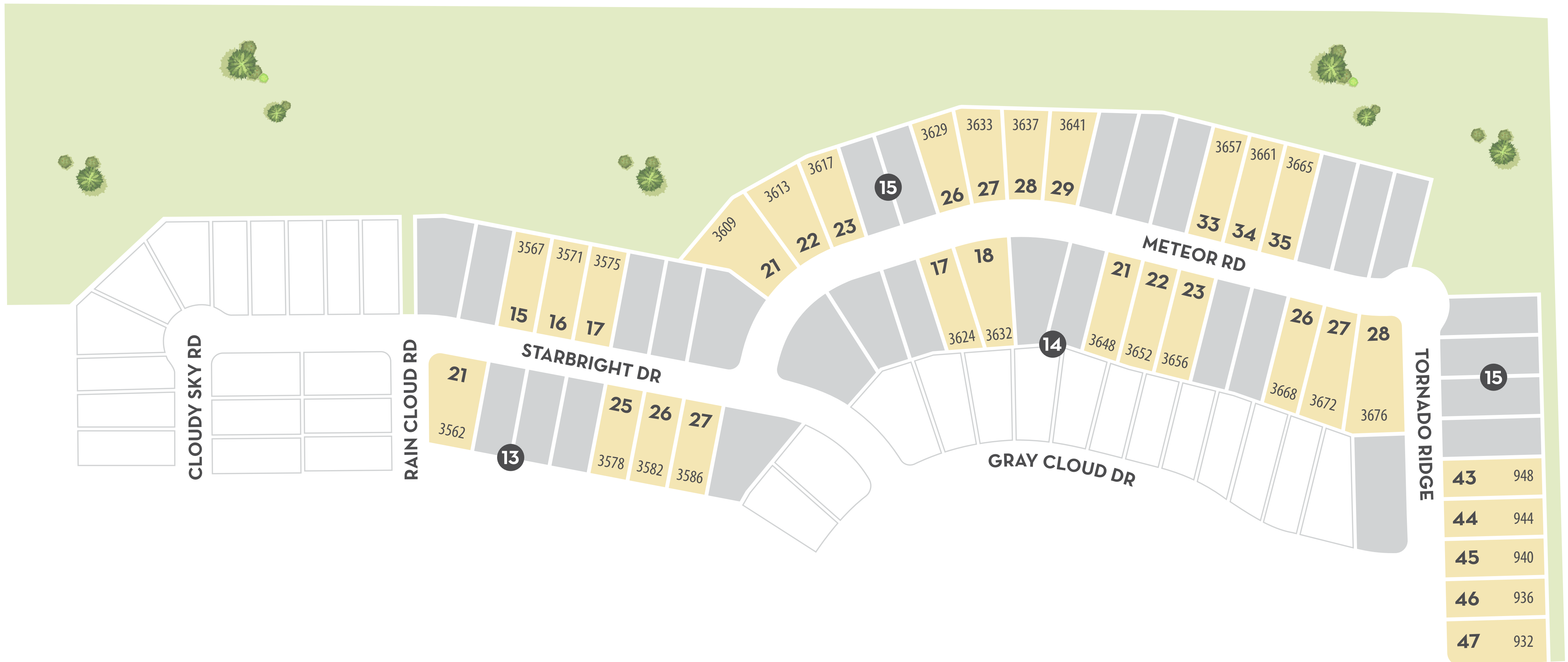




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The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, and specifications without notice. All maps, plans, landscaping, and elevation renderings are artist's conceptions and not to scale.

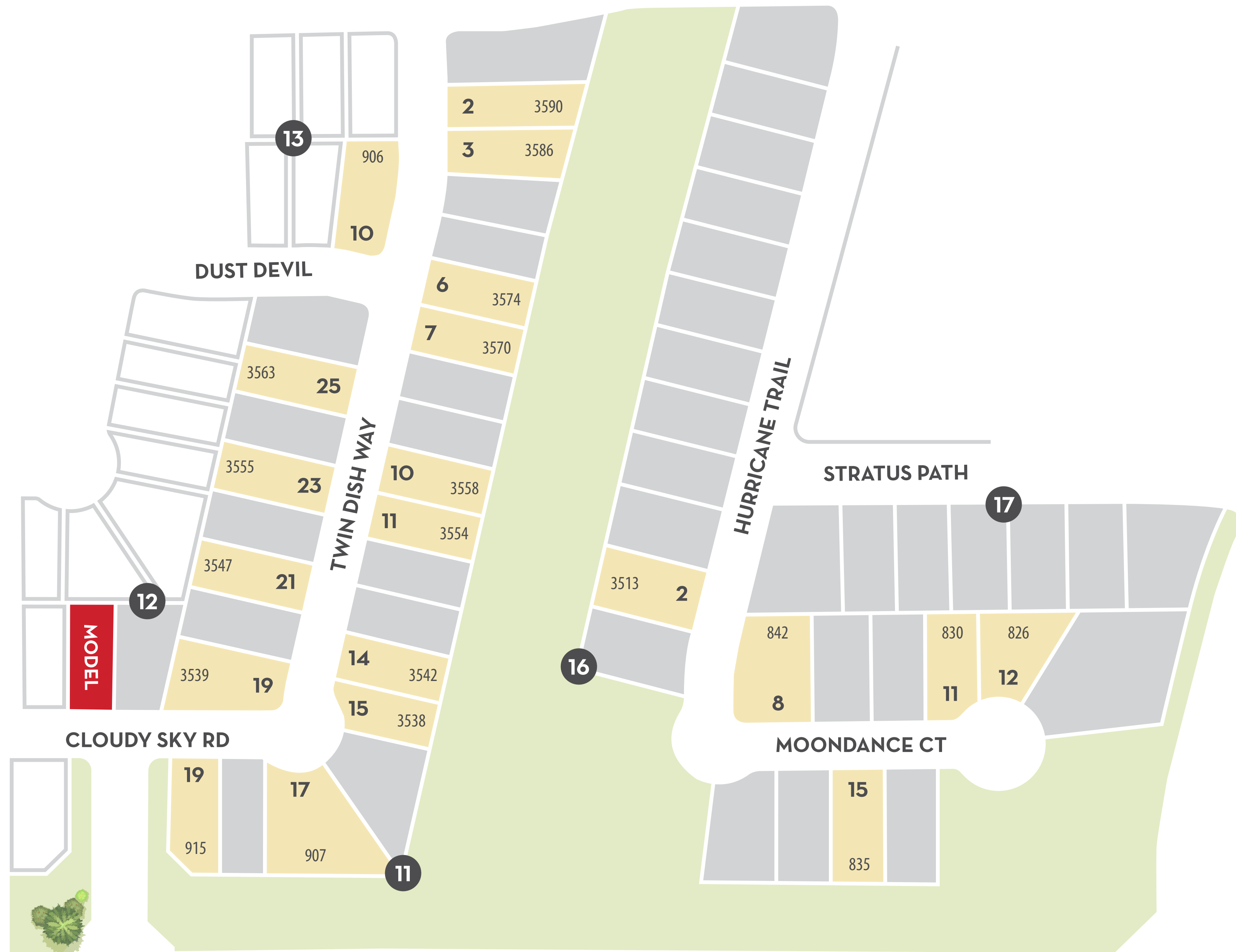


● INVENTORY ● AVAILABLE ● SOLD ● CLOSED

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## Cloud Country

Cobalt Series

07/01/26

| One-Story Homes                     |      |                                                                                                                                                                                             | Base Price |
|-------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <a href="#">Frio</a>                | 1362 | 3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study                                                                    | \$292,990  |
| <a href="#">Comal</a>               | 1604 | 3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4                                    | \$307,990  |
| <a href="#">Aquila</a>              | 1772 | 3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio                                                                      | \$321,990  |
| <a href="#">Pedernales</a>          | 1800 | 4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio                                                                          | \$325,990  |
| <a href="#">Sabine</a>              | 1915 | 3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath                                                    | \$339,990  |
| Two-Story Homes                     |      |                                                                                                                                                                                             |            |
| <a href="#">Lavaca</a>              | 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               | \$357,990  |
| <a href="#">Brazos</a>              | 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. | \$362,990  |
| <a href="#">Blanco</a>              | 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                   | \$365,990  |
| <a href="#">Rio Grande</a><br>Model | 2507 | 4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio                                                   | \$373,990  |
| <a href="#">Trinity</a>             | 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                            | \$378,990  |
| <a href="#">Concho</a>              | 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                          | \$400,990  |



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.





# 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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