



CASTLEROCK COMMUNITIES

Stonehenge | Manchester, TN



Welcome to your brand-new residence at Stonehenge by CastleRock Communities, a convenient, vibrant community centrally located; and less than an hour from Nashville, Franklin, Chattanooga, BNA, in beautiful Manchester, TN. Nestled in the popular heart of Middle Tennessee's Coffee County, this charming town is a hidden gem known for its rich history, scenic beauty, and welcoming atmosphere. Nearby Tullahoma and Murfreesboro both offer world class restaurants, shopping, and entertainment. With three golf courses and numerous lakes nearby this is the perfect place for first-time homeowners, smart-size homeowners, and those searching for new opportunities or a change of scenery, Stonehenge by CastleRock Communities offers the perfect blend of comfort, minimalistic style, and functionality.



Stonehenge

Cobalt Series

07/01/26

One-Story Homes

Base Price

Ross	909	2 bedrooms, 2 full bathrooms, and an open-concept kitchen, dining, & living room. Optional features include: 2-car garage, covered patio, covered porch and super showers.	\$292,990
Henry	1071	3 bedrooms and 2 full bathrooms with open-concept living areas. Optional features include: 2-car garage, covered patio, covered porch and super showers.	\$304,990
Hancock	1268	3 bedrooms and 2 full bathrooms with open-concept living areas. Optional features include: 2-car garage, covered patio, covered porch and super showers.	\$315,990

Two-Story Homes

Adams	1670	4 bedrooms, 2.5 bathrooms, open-concept living areas, flex room, and upstairs loft. Optional features include: 2-car garage, covered patio, covered porch and super showers.	\$329,990
-----------------------	------	--	-----------





Stonehenge

Freedom Series Homes

EXTERIOR DETAILS

- Exclusively Designed Elevations
- Two-car garage
- 25-year Weathered Wood shingles
- Black address markers
- Durable, long-lasting exterior claddings
- Insulated fiberglass exterior doors
- Steel garage door, pre-wired for automatic opener
- 3X3 broom-finished concrete rear patio
- 16' driveway with 4' privacy walks to entry
- 4' Public walks

ELEGANT INTERIORS

- 9' ceiling heights
- Smooth drywall finish on ceilings and walls
- Square drywall corners throughout
- Hard surface flooring at entry, kitchen/breakfast, dining, family, baths, utility, and other high-traffic areas, per plan
- Carpet over 3/8" pad
- Raised panel interior doors with decorative casing
- Satin nickel Kwikset door hardware
- Low-VOC paint
- Decorative wood base throughout home
- Ceiling fan with light kit in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE Appliances: refrigerator, free-standing electric range, dishwasher, microwave, and washer/dryer included
- Wooden cabinets with flat panel doors
- 30" upper cabinets
- Hard-surface countertops
- Stainless steel undermount sink with chrome faucet
- 1/3 hp garbage disposal
- Flush-mounted LED down lighting per plan

LUXURIOUS BATHS

- Bath cabinetry matches kitchen selection
- Hard surface vanity countertops
- Tub/shower combo standard; super-shower optional, per plan
- Chrome bath faucets with matching bath accessories

ENERGY EFFICIENCY FEATURES

- Energy efficient, dual-pane windows with LowE 360 glass and vinyl frames
- High-efficiency electric heat pump HVAC system with fresh air intake and media filter
- R-38 blown fiberglass in attic areas above conditioned space
- Min R-15 fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-21 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Electric tank water, sized per plan
- Passive roof ventilation, designed per plan
- Polyseal insulation at base plate and exterior penetrations
- Programmable thermostat(s)
- High efficiency LED lighting throughout
- Water-saving showerheads and faucets
- Third-party insulation inspections
- 2" faux wood blinds on selected windows

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered foundation and frame design
- PEX water distribution system with main water valve
- Media outlet (data line & cable TV) at family room per plan
- Structured wiring box

LANDSCAPING PACKAGE

- Five 5-gallon evergreen shrubs one bed at front yard
- Fully sodded front and backyard
- Freeze-protected hose bibs, per plan
- Full gutters

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-drywall meeting with our team
- Pre-move in orientation meeting with construction manager

07/08//2026





Stonehenge

Phone (615) 316-2584

Public Schools

New Union Elementary	931-723-5187
Coffee County Middle School	931-723-5177
Coffee County Central	931-723-5159

Private Schools/Daycares

Temple Baptist Church	931-728-4911
Coffee County Raider Academy	931-723-3309
Education Station Academy	931-723-7002

Emergency Services - Dial 911

Fire - Police - Ambulance	931-723-5137
Poison Control	800-222-1222
Manchester Fire Depart	931-728-2999
Police (non-emergency)	931-728-2099

Service Providers

AT&T	844-722-3145
------	--------------

Medical Facilities

Unity Medical Center	931-728-6354
----------------------	--------------

Shopping & Entertainment

Walmart Supercenter
Food Lion
Harvest Local Foods

Homeowner's Association

HOA Fee:	\$40.00
Transfer Fee	\$250.00

Parks, Recreation & Golf Courses

Willow Brook Golf Course	931-728-8989
Old Stone Fort Golf Course	931-954-0366
Manchester Parks and Rec	931-728-0273

Property Tax Information

City of Manchester	1.5%
Coffee County	2.1%
Total Tax Rate	3.6%

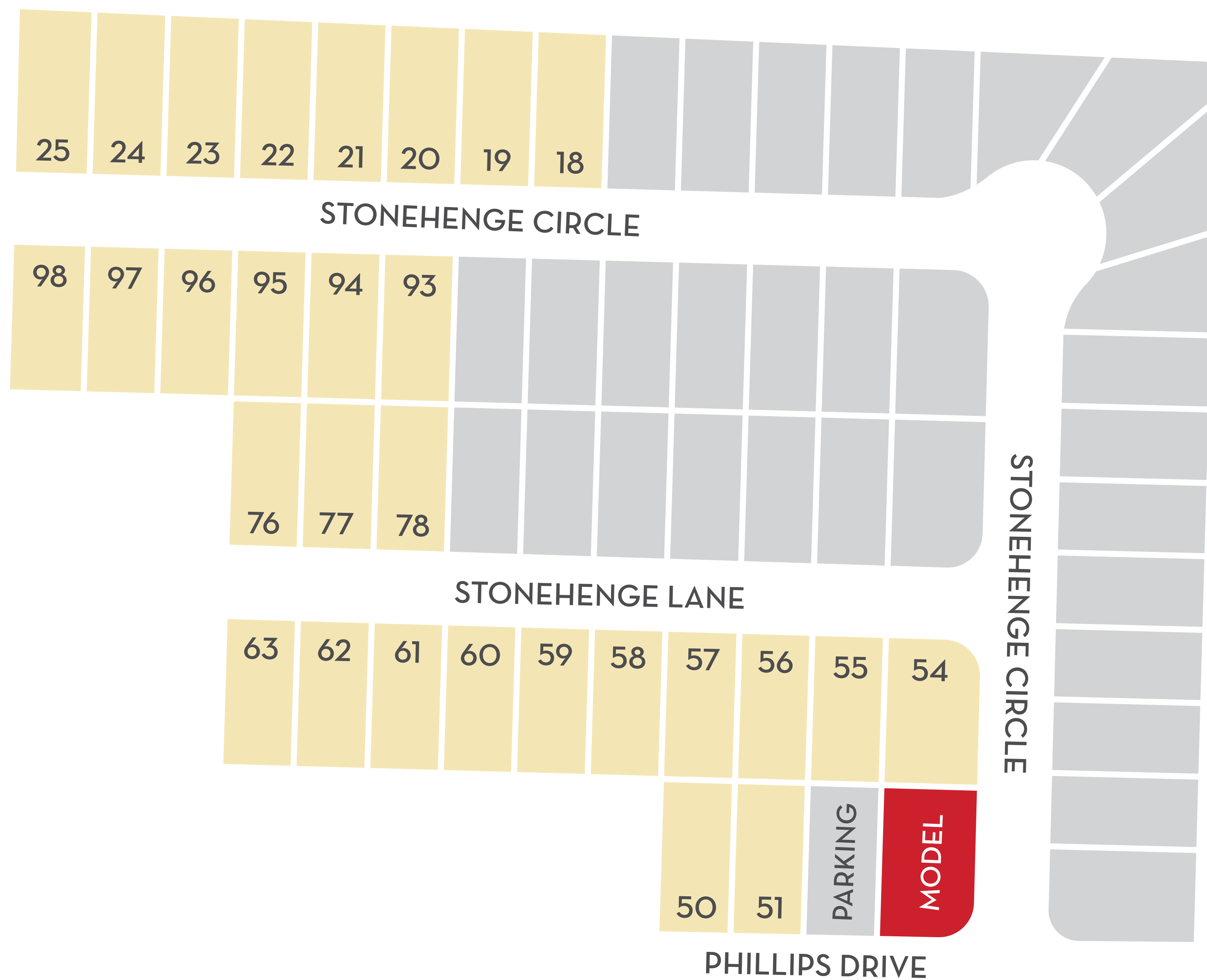
Community Colleges

TCAT McMinnville Coffee County	931-473-5587
University of TN extension	931-723-5141
Tullahoma	

Public Services

Duck River Electric (Energy)	931-728-7547
Manchester Water Dept	931-728-7171
Waste Services	931-596-4055
Elk River Public Utility District (Gas)	931-728-3332





● INVENTORY ● AVAILABLE ● SOLD ● CLOSED

COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



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