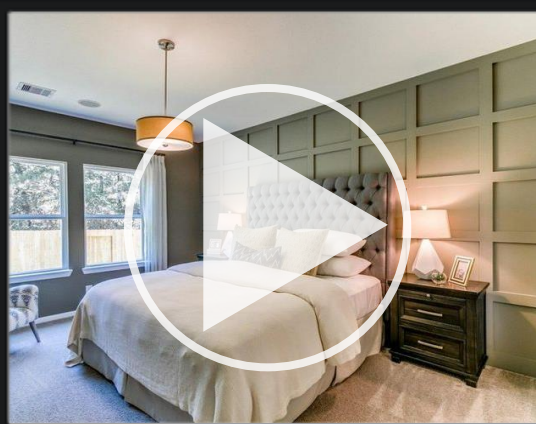
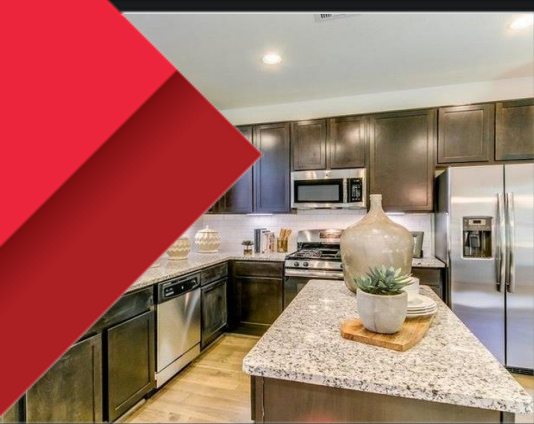




CASTLEROCK COMMUNITIES

Glen Oaks | Magnolia, TX



Your new home awaits in the gorgeous community of Glen Oaks! Glen Oaks offers affordable, country-style living while still providing an array of amenities with shopping and entertainment venues nearby. Take full advantage of amenities like the on-site recreation & fitness center, parks, swimming pool, basketball court, beautifully designed walking trails, and a dog park! Highly acclaimed Magnolia ISD, churches of all denominations, and manageable costs of living are just a few qualities that make Magnolia a great place to live. With CastleRock's endless options, you can personalize your one- or two-story home exactly how you've imagined. [Click here for a virtual tour!](#)



Glen Oaks

Magnolia, TX 77355
Phone: (832) 831-7778

Public Schools

Magnolia ISD	281-356-3571
Nichols-Sawmill Elementary	281-252-2133
Magnolia Junior High School	281-356-1327
Magnolia West High School	281-252-2550

Property Tax Information

Montgomery County	\$0.379000
Magnolia ISD	\$0.963800
Glen Oaks MUD	\$1.010000
Total Tax Rate	\$2.378700

Private Schools

The Sherwood Academy	281-356-4970
Legacy Preparatory Christian Academy	936-337-2000
The Goddard school	281-845-2400

Homeowner's Association

Inframark	(346) 333-8699
Annual Assesment (HOA DUES)	\$363

Emergency Services - Dial 911

Magnolia Police Department	281-356-2500
Magnolia Fire Department	281-259-3785
Magnolia Urgent Care	281-789-7065
Emergency Poison Control	800-222-1222
Montgomery County Sheriff's Office	936-539-7864
St. Lukes Health, The Woodlands	936-266-2000
Memorial Hermann, The Woodlands	713-897-2300
Montgomery County Animal Control	936-442-2238
Texas Children's Hospital	936-267-5000

Local Utility/Service Providers

Reliant Electricity	281-356-2266
Universal Gas	281-252-6700
TNG (Grand Oaks MUD)	281-350-0895
AT&T	800-288-2020
AT&T U-verse	800-288-2020
www.powertochoose.org	

Local Post Office - Zip Code: 77355

US Post Office 815 Goodson Rd.	281-356-8427
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Area Churches

Churches of all denomination are available.





Glen Oaks

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and side elevations to 9' per plan
- Upgrade elevations available
- 25-year Black Shadow shingles
- Custom address block illuminated with one coach light
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 Series 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

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
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- Flat panel birch cabinets with 30-inch uppers
- GE slide in, gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3X6 ceramic tile backsplash
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Round water saver commodes
 - Bath cabinetry will match kitchen selection
 - Cultured marble countertops with dual vanities per plan
 - Oversized soaker tub with arm rests 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 bathtub/shower has 3X6 white tile over backerboard
 - Chrome bath faucets and tissue holders
 - White pedestal sink and decorative mirror at powder per plan
- **Super shower option available

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Professional decorator assistance with one 2-hour appointment

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- 15 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Electric washer/dryer connections
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third-party insulation inspections
- Electric washer/dryer connections (**gas connections are an available option)

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 access
- Copper wiring with 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
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One 2" caliper oak tree
- 6-foot privacy fence at rear yard with one gate; side fences to be set back 10' from the front corner of the home
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- Two exterior hose bibs 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





GLEN OAKS



● INVENTORY ● AVAILABLE ● SOLD ● CLOSED





Glen Oaks

Cobalt Series

06/10/24

One-Story Homes			Base Price
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$239,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$252,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$253,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$267,990
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	\$281,990
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	\$289,990
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	\$295,990
Trinity	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	\$299,990
Concho <i>Model</i>	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	\$319,990





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.