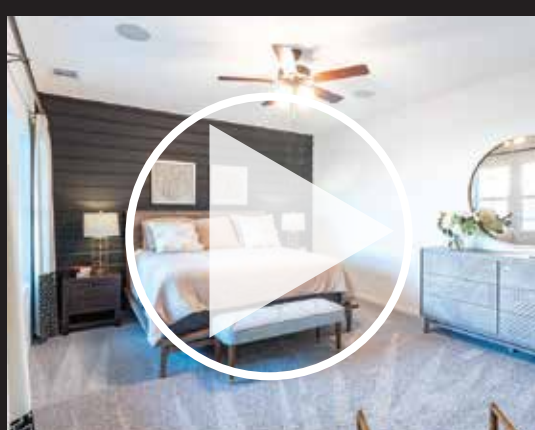




CASTLEROCK COMMUNITIES

Brooklands| Hutto, TX



Located in the heart of Hutto, Brooklands provides enjoyable, family-friendly surroundings for residents of all ages. Just down the street from this stunning master-planned community lies 130 Tollway and US-79 which will be your simple gateway to the bustling city of Austin. The convenience continues with highly regarded schools like Ray Elementary School and Farley Middle School being a short walk from home. During your free time, shop until you drop at Stonehill Shopping Center, catch a baseball game at Dell Diamond, take a dip at Texas Typhoon Water Park, or enjoy the amphitheater at Hutto Park at Brushy Creek nearby. CastleRock Communities offers high quality new homes at a competitive price with an unmatched warranty. Build your future home with us and make your dreams a reality.

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Alabama | Arizona | Tennessee | Texas

 **Daiwa House Group®**



Brooklands

Cobalt Series

40' homesites

07/01/26

One-Story Homes			Base Price
Topaz	1157	3 bedrooms, 2 bathrooms, integrated kitchen dining and family area, storage area, super shower, dual sinks and WIC at Master.	\$279,990
Emerald	1355	3 bedrooms, 2 bathrooms, large family room and dining area, kitchen with island, master super shower, breezeway, and optional covered patio	\$294,990
Onyx	1607	3 bedrooms, 2 bathrooms, large front porch, large family room, dining & kitchen combination, master super shower, and optional covered patio	\$306,990
Two-Story Homes			
Ruby	1895	3 bedrooms, 2.5 bathrooms, large front porch, open concept family room, kitchen and formal dining area, master super shower, 2nd floor game room, and optional covered patio	\$324,990
Diamond	2144	4 bedrooms, 2.5 bathrooms, large front porch, open concept family room, kitchen and dining area, master super shower, 2nd floor game room, covered breezeway and optional covered patio	\$335,990
Jade	2337	4 bedrooms, 2.5 bathrooms, open concept family room and dining, integrated kitchen and breakfast area, 2nd floor game room, master down with super shower, optional covered patio	\$339,990

50' homesites

One-Story Homes			Base Price
Bowie	1629	4 bedrooms, 2 bathrooms, large family room, dining, and kitchen combination, luxury bath at master, large front porch. Optional Features: master super shower, 2nd floor game room and large covered patio	\$332,990
Crockett	1870	4 bedrooms, 2 bathrooms, large front porch, spacious kitchen area with optional island, formal dining and huge family room, and master luxury bath. Optional Features: master super shower, 2nd floor game room and covered patio	\$348,990
Two-Story Homes			
Kimble	2269	4 bedrooms, 2.5 bathrooms, large front porch, open concept family room, kitchen and breakfast area, master luxury bath, and 2nd floor game room. Optional Features: master super shower and covered patio.	\$372,990
Jameson Model	2574	4 bedrooms, 2.5 bathrooms, large front porch, integrated kitchen and dining area, massive family room, study, master luxury bath, and 2nd floor game room. Optional Features: master super shower and covered patio.	\$388,990



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.



Brooklands 40's

Cobalt Lite Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Elevations with Hardie siding per plan
- Detached two-car garage with Hardie siding
- 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
- 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)
- 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
- Hard-surface 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

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One 3" caliper tree per development design see Sales consultant for details
- Fully fenced rear yard
- Fully sodded front and side yard to fence
- Two exterior hose bibs per plan with anti-siphoning device
- 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-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

01/12/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Brooklands 50s

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations with 6:12 roof pitches
- Enhanced elevations with Hardie siding per plans
- Upgrade elevations available
- Class A, 25-year Black Shadow shin
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage door with decorative hardware 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
- Decorative 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 42-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 bathtub/shower with 3x6 white tile over backboard
- 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 3" caliper oak tree per development design see Sales Consultant for details
- Fully fenced rear yard per community guidelines
- Fully sodded front, side and rear
- 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

01/15/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Brooklands

301 Clearlake Dr., Hutto, TX 78634

Phone: 512.990.2186

Property Tax Information

Hutto ISD	\$1.392900
City of Hutto	\$0.421980
Williamson County	\$0.338116
WILCO ESD #3	\$0.100000
RFM-Wmsn CO FM/RD	\$0.037492
Upper Brushy Creek WCID	\$0.017500
EWC Higher Ed	\$0.038320

Total Tax Rate (before homestead) \$2.346308

Homeowner's Association

Goodwin Management	512-852-7999
ABROmanager@goodwintx.us	email
http://abro.sites.townsq.io/0	website
HOA Annual Fee	\$480

Emergency Numbers

Police Department	512-759-5978
Fire Department	512-759-2616
Emergency	911

Medical Facilities

Scott & White Hutto Clinic	512-509-9500
Austin Regional Clinic	512-846-1244

Local Utility/Service Providers

TXU Energy (electric)	1-866-719-5949
Reliant Energy (electric)	1-866-222-7100
Atmos Energy (gas)	888-286-6700
City of Hutto (water/trash)	512-759-4016
Time Warner Cable	512-485-6000
Direct TV	512-588-8002

Public Services

Hutto Public Library	512-759-4008
Chamber of Commerce	512-759-4400
Municipal Court	512-759-1011
Public Services	512-759-1420

Community Schools

Ray Elementary	512-759-5450
Farley Middle School	512-759-2050
Hutto High School	512-759-4700

Private Schools-Daycares

Mother's Choice	512-759-2250
Promised Land Learning Center	512-846-2030
The Children's Playhouse	512-846-1120

The Little Hippo	512-759-5466
Hutto Head Start	512-639-1004
LifePointe Christian Academy	512-846-2751
YMCA	512-846-2360

Community Colleges

Austin Community College	512-223-4222
Texas State	512-716-4001
Temple Community College	512-298-8619

Grocery Stores

HEB	512-255-0617
Hutto Grocery	512-759-2473

Shopping-Retail

Walmart	512-218-9170
Walgreens	512-759-3739
Lowes Home Improvement	512-846-1620
Home Depot	512-759-3688
Goodwill	512-846-1131
Dragonfly Floral & Gifts	512-633-8217
Creative Touch	512-759-1088

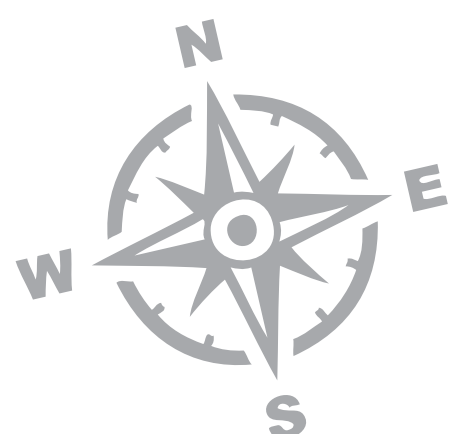
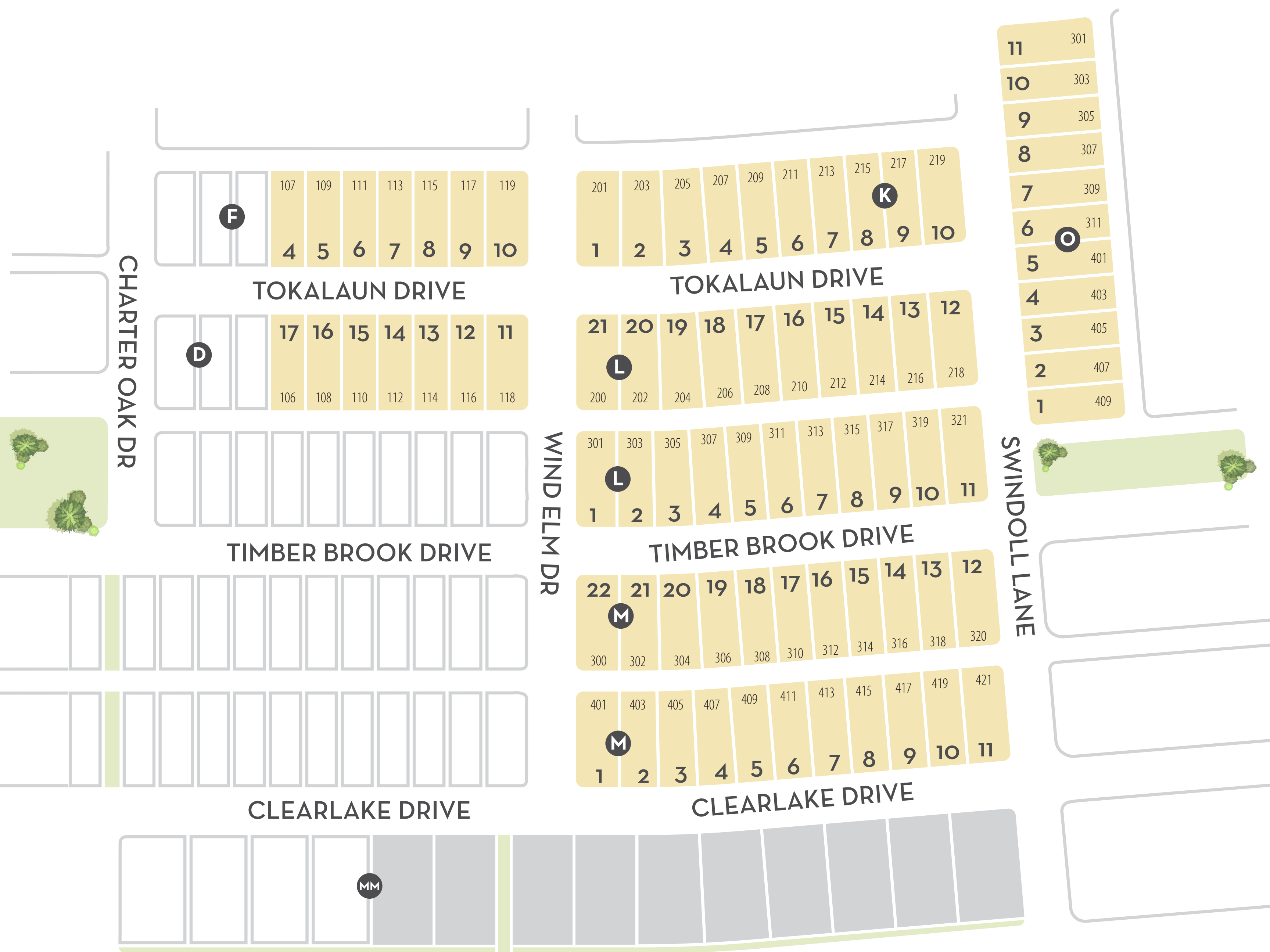
Parks & Recreation

Fritz Park
Old Settlers Park
Hutto Park at Brushy Creek





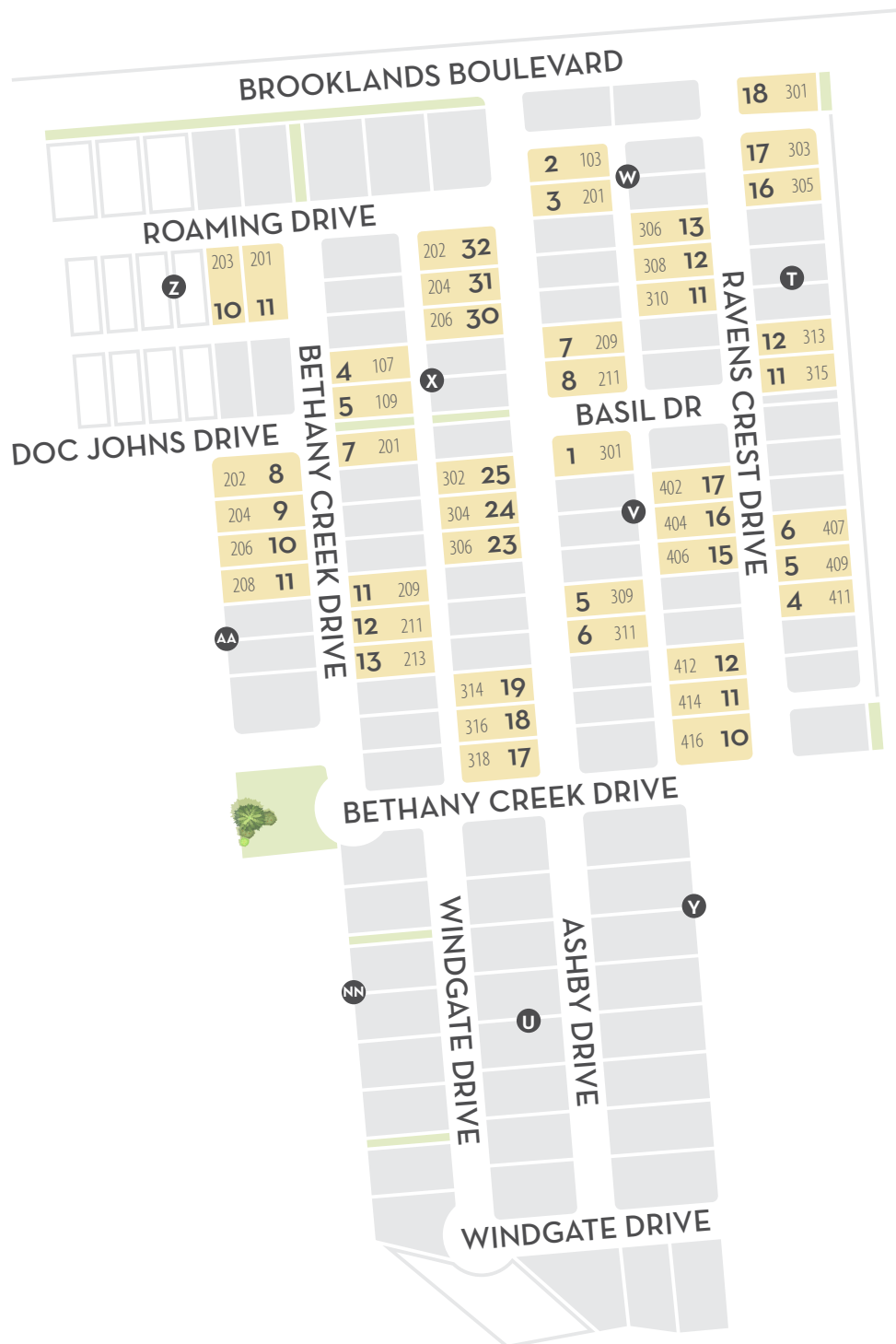
BROOKLANDS



● INVENTORY ● AVAILABLE ● SOLD ● CLOSED

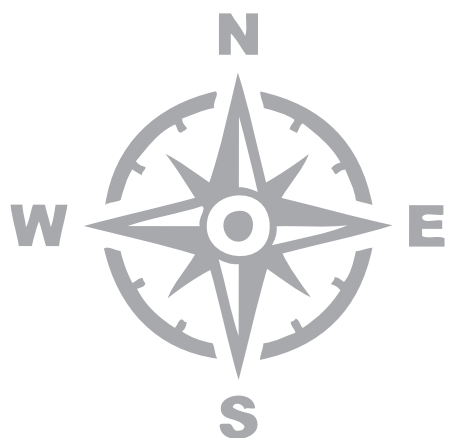


BROOKLANDS



● INVENTORY ● AVAILABLE ● SOLD ● CLOSED





COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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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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