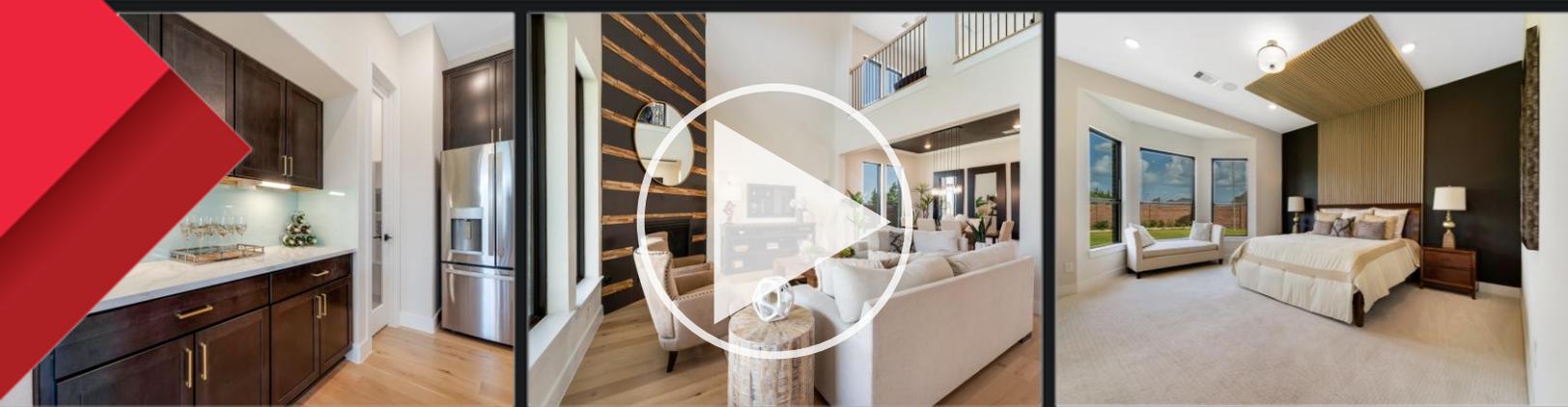




CASTLEROCK COMMUNITIES

Marvida | Cypress, TX



Welcome home to paradise. Better yet, welcome home to Marvida by CastleRock Communities. This brilliant, well-designed community resides in the vast growing area of Cypress, TX, and will span across 856 acres in its entirety. Proximity to the Grand Parkway and Highway 290 allows you to be in Katy or Downtown Houston in no time. Marvida offers its residents access to resort-style amenities like a community pool, a fitness center, and tennis courts! Parents can rest assured knowing their children will be getting a stellar education at the highly acclaimed schools within Cy-Fair ISD. CastleRock New Homes in Marvida provides you with unique features and a variety of options that are sure to suit your family's needs. [Click here for a virtual tour!](#)



Marvida

8502 Trident Point Dr. Cypress, TX 77433
Phone (281) 213-8500
Model: Frisco

Community Schools

Cypress-Fairbanks ISD	281-897-4000
Walker Elementary School	281-345-3200
Rowe Middle School	346-227-6220
Cypress Park High School	346-227-6000

Private Schools/Daycares

Lycee Montessori School	281-783-6138
Discovery Years Early Learning Center	281-861-8755
Children's Lighthouse of Cypress	832-674-9766
Kids 'R' Kids Learning Academy of Cypress	281-463-3700

Emergency Services - Dial 911

Cy-Fair Fire Department - Station 11	281-550-6663
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Local Utility/Service Providers

Electric - CenterPoint Energy	713-207-5555
Gas - CenterPoint Energy	713-659-2111
Water - Harris County MUD 165	281-200-3388
Sewer - Harris County MUD 165	281-200-3388
Cable - Comcast	
Telephone/Internet - AT&T	

Medical Facilities

Cypress Springs Family Care	281-463-1400
Memorial Hermann Medical Grp Cypress	281-890-6446

Public Services

United States Postal Service	800-275-8777
16635 Spring Cypress Rd, Cypress, TX 77429	

Shopping Retail

Towne Lake Boardwalk
Lakeland Village Center
Cypress Town Center
Houston Premium Outlets

Property Tax Information

Cypress Fairbanks ISD	\$1.081100
Harris County	\$0.385290
Harris County MUD 165	\$0.860000
Harris County MUD 165 (DA-1)	\$0.640000
Harris County Flood Control	\$0.048970
Port of Houston	\$0.006150
Harris County Education Department	\$0.004799
Harris County Hospital District	\$0.163480
Harris County Emergency Service District 9	\$0.040000
Lonestar College	\$0.107600
Total Tax rate (before Homestead)	\$3.343200

Homeowner's Association

Principal Management Group	713-329-7100
jskinner@pmghouston.com	
Annual Fee	\$1,090.00
Neighborhood Fee (Gated Sections)	\$200.00
Home Alarm Monitoring - Eyeon	\$200.00
Transfer Fee	\$363.00
Administration Fee (One-Time)	\$333.33
Crystal Lagoon Fees (after const. begins)	\$400.00

Community Colleges

Lone Star College-CyFair	832-920-5000
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Marvida

Gold Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations
- Brick on front and side elevations to 10' per plan
- Two story homes will have brick on rear elevation to 10' per plan
- Entrance lots will receive 100% masonry exteriors per plan; lake lots to receive 100% masonry on first floor with brick at front and sides at 2nd floor
- Covered rear patio sized per plan with wood column(s)
- Three car garages per plan as listed on community price sheet
- 30-year dimensional Weatherwood shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany front door with leaded glass insert
- 9100 Series insulated steel garage doors with automatic openers and two remotes
- 16-foot driveway with 3-foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan
- 4' wide public walks

ELEGANT INTERIORS

- Art niches and archways per plan
- Raised-panel interior doors with decorative casing; 8' tall interior doors at first floor locations. 6'8" doors at second floor locations
- Rounded sheetrock corners at all impact areas
- Nickel finish door hardware and light fixtures
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with PPG paint
- PPG white ceiling and trim paint
- Wood shelving and hanging rods in closets per plan
- 42" direct vent fireplace with ceramic tile surround and MDF mantle
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room and master suite
- Two-story homes have traditional stained oak handrails and wrought iron balusters
- Crown molding at entry, master suite and dining room
- Insulated glass panel door at rear entry
- Kichler designer light fixtures

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers, pot & pan drawers beneath cooktop and Trash Can pull out in a choice of colors
- GE built-in stainless steel appliance package including 36" gas cooktop, microwave external venting hood, oven, and dishwasher
- Granite countertops with 3x6 ceramic tile backsplash
- Stainless steel dual bowl undermount sink with Delta faucet, vegetable sprayer and garbage disposal
- Flush-mounted LED down lighting at kitchen per plan
- Well-designed workspace with island at kitchen per plan
- Chrome single lever Delta faucet with vegetable spray

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (his and hers vanities at master per plan)
- Free Standing tub with tile surround and stainless Delta faucet at master bath
- Master has separate tub and shower with garden window and 3x6 ceramic tile shower surround over backerboard
- Nickel finish accessories in master and powder baths
- Secondary bath surround includes 3x6 ceramic tile over backerboard
- Chrome finish accessories at secondary baths
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Ceramic tile choice at entry, kitchen, breakfast, all baths, and utility
- Wide selection of carpet over 1/2-inch pad
- Five hours of Professional decorator assistance

ENERGY EFFICIENCY FEATURES

- E Energy Star certified
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 15 SEER HVAC system with environmentally friendly 454 B refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient Vinyl Windows with LoE366 and Argon Gas
- 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

- Guardian certified (www.guardiancertifiedhome.com)
- Professionally engineered/designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- Coach lights at front, rear and garage door per plan
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system and main water shut-off access
- Protective housing on exterior GFCI outlets
- Media outlet (data & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at gameroom per plan
- Security system wired and trimmed out per Gold Series features
- Hi-tech wiring package: see separate detail for extensive standard features
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Twenty-five 1-gallon plants, twenty 5-gallon shrubs, and two 15-gallon shrubs
- One 6" caliper tree and two 4" caliper trees in front yard (one must be a pine tree)
- Fully sodded front, side, and rear yard with automatic sprinkler system
- Gutters at front of home with 2-foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6' cedar good neighbor style privacy fence at rear yard with one gate. Street facing fences include all pickets facing the street and stained SW Super deck solid color stain #3034; side fences set back 10' from front corners of the home
- Corner lots to receive two 6" caliper side yard trees (one must be a pine tree)
- Lake lots to receive the following additional items at rear yard: wrought iron fencing, two 4" caliper trees, three 5-gallon shrubs, and fifteen 3-gallon shrubs to screen foundation

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





MARVIDA



● INVENTORY

● AVAILABLE

● SOLD

● CLOSED





Marvida

Gold Series

03/05/25

One-Story Homes			Base Price
Capitola	2453	3 bedrooms, 2.5 bathrooms, open concept kitchen, dining, and family room area, study, covered patio. Optional Features: 2nd floor game room or Bedroom #4 with bath #3 <i>*Includes 3-car garage</i>	\$474,990
Atascadero	2578	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio, study, optional 2nd floor Gameroom with bedroom #4 and optional media room <i>*Includes 3-car garage</i>	\$484,990
Ventura	2585	3 bedrooms, 2 bathrooms, 3 car tandem garage, open concept kitchen, dining, and family room area, covered patio, study, optional bedroom #4 and bathroom #3. <i>*Includes 2-car garage w/ tandem</i>	\$485,990
Malibu	2799	3 bedrooms, 2.5 bathrooms, large kitchen and breakfast area that opens into the massive family room, study or optional bedroom #4 and covered patio. <i>*Includes 3-car garage</i>	\$499,990
Two-Story Homes			
Fremont	3005	4 bedrooms, 3.5 bathrooms, open concept layout, large kitchen, formal dining, 2-story family room, sweeping staircase, game room, covered patio, study <i>*Includes 3-car garage</i>	\$551,990
Artesia	3254	4 bedrooms, 3.5 bathrooms, open concept layout, integrated kitchen, dining and 2-story family room, 2 bedrooms downstairs, study and cover patio, 2nd floor game room <i>*Includes 3-car garage</i>	\$552,990
Frisco	3688	5 bedrooms, 4 bathrooms, 3 car tandem garage, large open concept kitchen, formal dining and 2-story family room combination, study and large covered patio, sweeping staircase, 2nd floor game room and media room. Optional Bedroom #6 and Bath #5 in lieu of tandem garage. <i>*Includes 2-car garage w/ tandem</i>	\$574,990
Laguna II	4052	5 bedrooms, 3.5 bathrooms, open concept layout, breakfast area, formal living and dining, 2-story family room, sweeping staircase, game room, media, covered patio <i>*Includes 3-car garage</i>	\$589,990
Laguna III	4299	5 bedrooms, 4.5 bathrooms, open concept kitchen, breakfast area, and 2-story family room combination, formal dining, sweeping staircase, 2 bedrooms downstairs, and large covered patio, 2nd floor game room, media room and optional covered balcony <i>*Includes 3-car garage</i>	\$619,990





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.