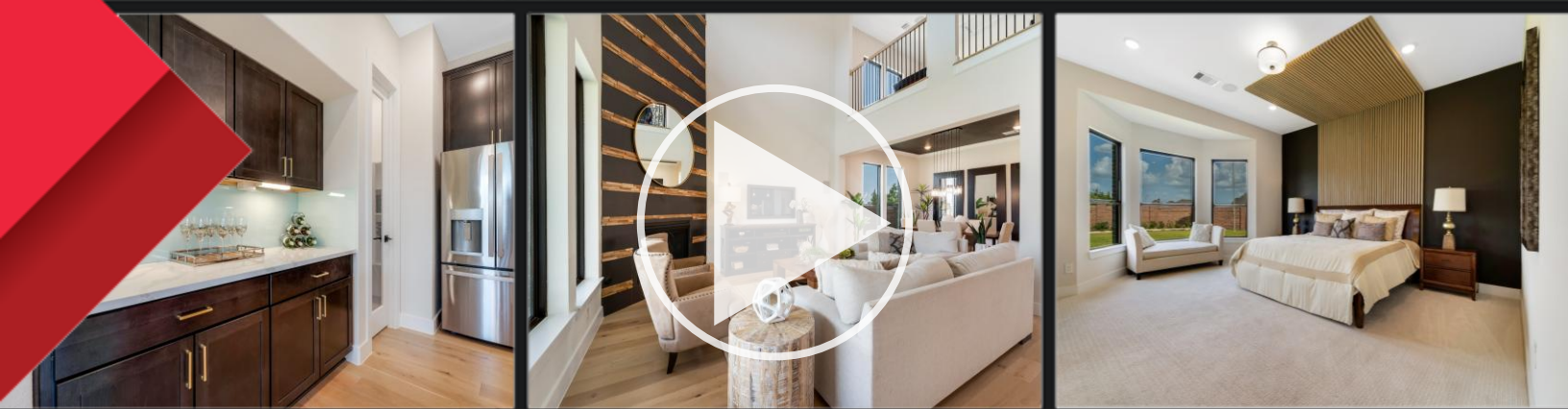




# CASTLEROCK COMMUNITIES

## 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
<b>Total Tax rate (before Homestead)</b>	<b>\$3.343200</b>

#### Homeowner's Association

Principal Management Group	713-329-7100
<a href="mailto:jskinner@pmghouston.com">jskinner@pmghouston.com</a>	
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

### Silver Series Homes

#### EXTERIOR DETAILS

- Exclusive designed elevations
- Exclusive Stone Creek Ranch elevations with brick and stone on front and sides per plan
- Two-story plans will have 2' brick wrap at second floor sides
- Class A, 30-year Weather Wood Shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handle set
- Insulated steel garage door with pre-wire for automatic opener
- 10' x 10' broom finished concrete rear patio
- 16' driveway 3' privacy walk from driveway to entry
- Wood railing on exterior balconies per plan

#### ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master, per plan
- Art niches and archways, per plan
- Raised-panel interior doors with casing
- Square-edge sheetrock corners throughout
- Kwikset satin nickel door hardware
- Monterey drag texture at ceilings and walls
- Choice of LVP flooring on first floor, excluding all bedrooms and bedroom closet
- Wide selection of carpet in all bedrooms, bedroom closets, second floor, and stairs, per plan
- Shaw carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC paint
- Wood base throughout home
- Wood shelving and hanging rods in closets, per plan
- Ceiling fan with light kit in family room
- Kichler designer light fixtures

#### CHEF'S KITCHEN

- GE slide in, gas range, dishwasher and space saving external venting microwave
- Birch cabinetry with flat-panel doors
- 42-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel single-bowl undermount sink with chrome faucet
- 1/3 HP garbage disposal
- Flush-mounted LED down-lighting 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 ceramic tile shower, tub surround and a garden window tub surround over backerboard and a garden window
- Secondary bathtub/shower with ceramic tile over backerboard
- 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 filter(s)
- Gas-fired tankless water heater sized per plan
- R-38 blown fiberglass in attic above conditioned space, per plan
- 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 inspection

#### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Coach lights at front, rear, and garage door per plan
- 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, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- Lighted front entry doorbell

#### LANDSCAPING PACKAGE

- Fifteen 1-gallon plants, ten 5-gallon evergreen shrubs, and two 15-gallon shrubs
- One 6" caliper tree and 4" caliper tree at front yard
- Two exterior hose bibs (per plan)
- Fully sodded front, side, and rear yard
- Gutters at front of home with 2ft return (per plan)
- 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.
- Corner lots to receive the following additional items at side yard: two 6" caliper trees between sidewalk and fence

#### CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Professional decorator assistance with two 2-hour appointments
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

01/23/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



## 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 2<sup>nd</sup> 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 Weather Wood shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- Stained mahogany front door with leaded glass insert
- Satin Nickel finish handle set at front door with decorative deadbolt
- Insulated steel garage door with automatic opener and two remotes
- 16-foot driveway with 3-foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan

#### 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.
- Square-edge sheetrock corners throughout
- Stain nickel finish door hardware and light fixtures (see specs)
- Monterey drag texture at ceilings and walls
- Low-VOC choice of one-color interior paint color
- Low-VOC white ceiling, trim paint
- Choice of LVP flooring on first floor, excluding all bedrooms and bedroom closet
- Wide selection of carpet in all bedrooms, bedroom closets, second floor, and stairs, per plan
- Shaw carpet over 3/8-inch pad
- Wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit in family room and master
- 42" direct vent fireplace with ceramic tile surround and MDF mantle
- Two-story homes have traditional stained oak handrails and wrought iron balusters per plan
- Insulated glass panel door at rear entry
- Kichler designer light fixtures

#### CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers with pot & pan drawers beneath and Trash Can pull out in a choice of colors
- GE built-in stainless steel appliance package including 36" gas cooktop, microwave, wall oven, external venting hood, and dishwasher
- Well-designed workspace with island at kitchen per plan
- Flush-mounted LED down lighting at kitchen per plan
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel single bowl undermount sink with chrome faucet
- 1/3 HP garbage disposal

#### LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops square edge and undermount rectangular sinks (dual vanities per plan)
- Free standing tub with tile surround deck-mount faucet at master bath
- Master has separate tub and shower with garden window and 3x6 ceramic tile shower surround over backerboard throughout

- Secondary bath surround includes 3x6 ceramic tiles over backerboard
- Satin nickel finish accessories at master bath and powder room bath faucet and at secondary bath
- White pedestal sink and decorative mirror at powder per plan
- Elongated toilets throughout

#### ENERGY EFFICIENCY FEATURES

- Energy Star certified
- 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)
- R-38 fiberglass in attic above conditioned space, per plan
- 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 conditional space, per plan
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Passive attic ventilation, per plan
- Poly seal on all base plate and wood penetrations to exterior
- Programmable thermostat
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third party insulation inspections

#### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered/signed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered frame 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 with main water shut-off access
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- Security system wired and trimmed out per Gold Series 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)
- Two exterior hose bibbs with anti-siphoning devices
- Fully sodded front, side and rear yards with automatic sprinkler system
- Gutters at front of home with 2-foot returns per plan
- 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
- Professional decorator assistance with five-hour appointments
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

05/01/2026





## MARVIDA



- INVENTORY
- AVAILABLE
- SOLD
- CLOSED





## Marvida

Gold Series

03/05/25

One-Story Homes			Base Price
<a href="#">Capitola</a>	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
<a href="#">Atascadero</a>	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
<a href="#">Ventura</a>	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
<a href="#">Malibu</a>	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			
<a href="#">Fremont</a>	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
<a href="#">Artesia</a>	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
<a href="#">Frisco</a>	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
<a href="#">Laguna II</a>	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
<a href="#">Laguna III</a>	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.

