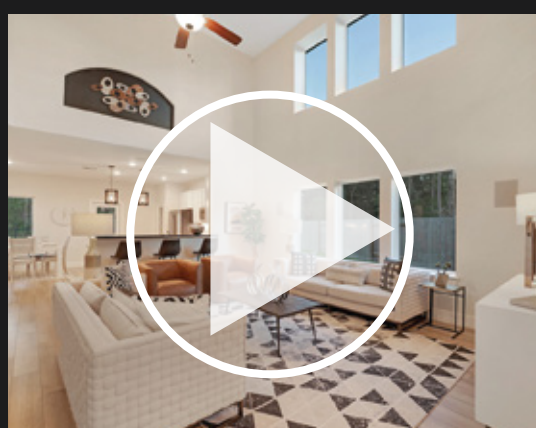




# CASTLEROCK COMMUNITIES

## Caney Mills | Conroe, TX



Only minutes away from The Woodlands and Conroe, Caney Mills by CastleRock Communities embodies the beauty, serenity, and a breath of fresh air you've been searching for in a new home community. A scenery like no other, this gorgeous community will feature a picturesque tree-lined creek, several acres of green space, and a planned neighborhood retail center. Caney Mills' prime location north of Highway 105 in the heart of Montgomery County serves as the perfect escape from busy city life, while still being close to shopping, dining, and entertainment. Your children have the privilege of attending highly regarded schools in Conroe ISD. With its nature-rich surroundings and convenient location, Caney Mills is the perfect neighborhood for any lifestyle.



## Caney Mills

Cobalt Series

07/01/26

### One-Story Homes

Base Price

|                       |      |                                                                                                                                                      |           |
|-----------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <a href="#">Pine</a>  | 1167 | 3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room area, optional covered patio                                                     | \$198,990 |
| <a href="#">Oak</a>   | 1365 | 3 bedrooms, 2 bathrooms, integrated kitchen and family area, formal dining, bedroom #3 or optional study and optional covered patio                  | \$199,990 |
| <a href="#">Pecan</a> | 1570 | 3 bedrooms, 2 bathrooms, massive family room and dining area combination, optional study in lieu of bedroom #3, and optional covered patio           | \$215,990 |
| <a href="#">Hazel</a> | 1633 | 4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio, and optional 2.5 or 3-car garage | \$227,990 |

### Two-Story Homes

|                       |      |                                                                                                                                  |           |
|-----------------------|------|----------------------------------------------------------------------------------------------------------------------------------|-----------|
| <a href="#">Elm</a>   | 1737 | 3 bedrooms, 2.5 bathrooms, large family room, kitchen, formal dining area, 2nd floor gameroom, optional covered patio            | \$232,990 |
| <a href="#">Alder</a> | 1996 | 4 bedrooms, 3 bathrooms, 2-story family room, integrated kitchen and dining area, 2nd floor game room and optional covered patio | \$244,990 |
| <a href="#">Ash</a>   | 2198 | 4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.      | \$253,990 |



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. All square footages listed are subject to slight variation. Prices listed are base prices and do not include upgraded elevations, lot premiums, and options. We reserve the right to substitute products, equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Color and size variations may occur. Stated lot sizes are "generic" and actual width will vary. See Sales Consultant for current plan and elevations. Views may be altered by subsequent development, construction, and landscaping growth. Not an offer or solicitation to sell real property. Equal housing opportunity.



## Caney Mills

Cobalt Lite Series Homes

### EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front elevation with a 2' brick wrap on sides per plan
- Upgrade elevations available
- Two-tone exterior paint per program
- Class A, 30-year weather wood 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
- 3X3 broom finished concrete rear patio
- 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 low-VOC
- Shaw carpet at bedroom(s)
- Choice of 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 tile surround over backerboard
- Secondary bathtub/shower has 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

- One 15-gallon, two 5-gallons, and five 3-gallon shrubs in front yard
- One 3" caliper tree and one 15-gallon ornamental shade trees at front yard; corner lots include two 3" caliper shade trees at side yard
- 6-foot privacy fence at rear yard with one gate; good neighbor style fencing on interior fences; side fences are set back 15' from front corners of the home
- Fully sodded front and side yard to fence
- Rain diverters at exterior doors per plan
- 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
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

01/22/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



## Caney Mills

Cobalt Series

07/01/26

### One-Story Homes

Base Price

|                            |      |                                                                                                                                                          |           |
|----------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <a href="#">Frio</a>       | 1362 | 3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study                                 | \$210,990 |
| <a href="#">Comal</a>      | 1604 | 3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4 | \$221,990 |
| <a href="#">Aquila</a>     | 1772 | 3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio                                   | \$235,990 |
| <a href="#">Pedernales</a> | 1800 | 4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio                                       | \$235,990 |
| <a href="#">Sabine</a>     | 1915 | 3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath                 | \$250,990 |

### Two-Story Homes

|                                     |      |                                                                                                                                                                               |           |
|-------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <a href="#">Lavaca</a>              | 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 | \$256,990 |
| <a href="#">Blanco</a>              | 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     | \$262,990 |
| <a href="#">Rio Grande</a><br>Model | 2507 | 4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio                                     | \$277,990 |
| <a href="#">Trinity</a>             | 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              | \$279,990 |



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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## Caney Mills

*Cobalt Series Homes*

### EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front elevations with 2' brick wrap on sides per plan
- Upgrade elevations available
- Class A, 30-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage doors with 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
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with wood 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
- 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 30-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)
- Shower/tub enclosure in owner's bath
- Shower/tub enclosure in secondary bath
- 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
- 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

- One 15-gallon, two 5-gallons, and five 3-gallon shrubs in front yard
- One 3" caliper tree and one 15-gallon ornamental shade trees at front yard; corner lots include two 3" caliper shade trees at side yard
- 6-foot privacy fence at rear yard with one gate; good neighbor style fencing on interior fences; side fences are set back 15' from front corners of the home
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- 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

1/22/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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### Caney Mills

13019 Stone Valley Way, Conroe, TX 77303

Ph: 832-916-2638

#### Community Schools

|                             |              |
|-----------------------------|--------------|
| Patterson Elementary School | 936-709-4300 |
| Stockton Junior High        | 936-709-4500 |
| Conroe High School          | 936-709-5700 |
| Bozman Intermediate         | 936-709-1800 |

#### Private Schools/Daycares

|                              |              |
|------------------------------|--------------|
| Pcal Christian School        | 936-273-4082 |
| Sacred Heart Catholic School | 936-756-3848 |
| Conroe Advertiser Academy    | 936-756-1083 |

#### Emergency Services - Dial 911

|                                   |               |
|-----------------------------------|---------------|
| Conroe Police Department          | 936-709-8900  |
| Montgomery County Fire Department | 936-856-5111  |
| Montgomery County Sheriff's Dept  | 936-7760-5800 |

#### Area Churches

|                                    |              |
|------------------------------------|--------------|
| Living Way United Methodist Church | 281-572-4711 |
| Firetower Baptist Church           | 281-689-3032 |
| Caney Creek Apostolic Church       | 281-689-7808 |
| Sacred Heart Catholic Church       | 936-756-8186 |

#### Local Utility/Service Providers

|                                           |                      |
|-------------------------------------------|----------------------|
| Gas Texas Republic Utilities              | 936-597-6280         |
| Water/Sewer Montgomery County Mud         | 281-353-9756         |
| Sewer MC Mud 145                          | www.h2ocustomers.com |
| Electric Sam Houston Electric Cooperative | 800-458-0381         |
| Best Trash www.rrrtx.net/contact_us       | 346-248-5222         |
| Internet - Optimum Fiber                  | 936-203-7574         |
| Internet - Fidium                         | 936-305-6363         |

#### Medical Facilities

|                                        |                |
|----------------------------------------|----------------|
| CHI St. Luke's Health Emergency Center | (936) 228-9489 |
| Conroe Emergency Center                | 936-441-8100   |
| Houston Methodist Primary Care Group   | (936) 597-8585 |

#### Shopping & Entertainment

|                     |              |
|---------------------|--------------|
| H-E-B               | 936-266-1100 |
| Walgreens           | 936-582-0002 |
| Walmart Supercenter | 936-321-9922 |
| Kroger Marketplace  | 936-270-1026 |

#### Homeowner's Association

|                            |                   |
|----------------------------|-------------------|
| Annual Assessment          | \$650.00          |
| CMI Association Management | 936-521-6903      |
| Emily Case                 | ecase@cmicare.net |

#### Community Amenities

|                                     |
|-------------------------------------|
| Play Ground                         |
| Carl Barton Jr. Park                |
| Carlson Gracie Houston Martial Arts |
| Attaway Gym                         |
| F45 Training college Park Plaza     |

#### Property Tax Information

|                                          |           |                |
|------------------------------------------|-----------|----------------|
| Conroe ISD                               | \$        | 0.94960        |
| Montgomery County                        | \$        | 0.37700        |
| Emergency SVC Dist. #1                   | \$        | 0.10000        |
| Montgomery Co. Hospital                  | \$        | 0.04730        |
| MUD/PID #145                             | \$        | 1.25000        |
| Lone Star College                        | \$        | 0.10600        |
| <b>Total Tax Rate (Before Homestead)</b> | <b>\$</b> | <b>2.82990</b> |

#### Community Colleges

|                                   |              |
|-----------------------------------|--------------|
| Lone Star College - Conroe Center | 936-521-4500 |
| Lone Star College - Montgomery    | 936-273-7000 |

#### Public Services

|                                          |              |
|------------------------------------------|--------------|
| The UPS Store                            | 936-582-0104 |
| Post Office (809 Dallast St., Conroe, TX | 936-597-4222 |
| Live Oak Senior Care                     | 936-597-4140 |
| Lone Star Community Center               | 936-597-5231 |



# CANEYMILLS

## Community Information

### Estimated Tax Breakdown

|                             |        |
|-----------------------------|--------|
| F01 - Emergency Ser Dist #1 | 0.1000 |
| GMO - Montgomery County     | 0.3770 |
| HM1 - Mont Co Hospital      | 0.0473 |
| JNH - Lone Star College     | 0.1060 |
| M145 - Mont Co MUD 145      | 1.2500 |
| SMO - Conroe ISD            | 0.9496 |

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|                                      |                 |
|--------------------------------------|-----------------|
| <b>Total 2026 Estimated Tax Rate</b> | <b>2.829900</b> |
|--------------------------------------|-----------------|

### Utility Providers

|                                                           |              |
|-----------------------------------------------------------|--------------|
| Natural Gas - Texas Republic Utility                      | 936.597.6280 |
| Electrical - Sam Houston Electric Co.                     | 800.458.0381 |
| Trash - Best Trash <i>(set up &amp; paid through H2O)</i> | 346.248.5222 |
| Water and Sewer - H2O Innovation                          | 281.353.9756 |
| Internet - Optimum Fiber                                  | 936.203.7574 |
| Internet - Fidium                                         | 844.434.3486 |

### Education

|                                   |                     |
|-----------------------------------|---------------------|
| <b>Conroe ISD</b>                 | <b>936.709.7752</b> |
| Bartlett Elementary - Grades PK-4 | 936.709.4900        |
| Bozman Intermediate - Grades 5-6  | 936.709.1800        |
| Stockton Junior High - Grades 7-8 | 936.709.4500        |
| Conroe High School - Grades 9-12  | 936.709.5700        |

#### Colleges

|                                   |              |
|-----------------------------------|--------------|
| Lone Star College - Conroe Center | 936.521.4500 |
| SHSU - Osteopathic Medicine       | 936.202.5202 |

### Homeowners Association

|                            |              |
|----------------------------|--------------|
| CMI Association Management | 936.521.6900 |
| HOA Annual Assesment       | \$650        |
| HOA Cap Fee                | \$650        |
| HOA Transfer Fee           | \$175        |

### Public Services

|                                                                    |              |
|--------------------------------------------------------------------|--------------|
| Montgomery County Sheriff's Office                                 | 936.760.5800 |
| Montgomery County Fire Station 97                                  | 936.856.5111 |
| United States Postal Office<br>809 W Dallas St<br>Conroe, TX 77301 | 936.441.6055 |

### Medical Facilities

|                                 |              |
|---------------------------------|--------------|
| HCA Houston Healthcare Conroe   | 936.539.1111 |
| St. Luke's Health - Conroe      | 936.228.9447 |
| Next Level Urgent Care - Conroe | 281.783.8162 |

### Grocery Stores

|            |              |
|------------|--------------|
| H-E-B      | 936.756.1430 |
| Sam's Club | 936.756.5778 |
| Kroger     | 936.441.7333 |

### Recreation

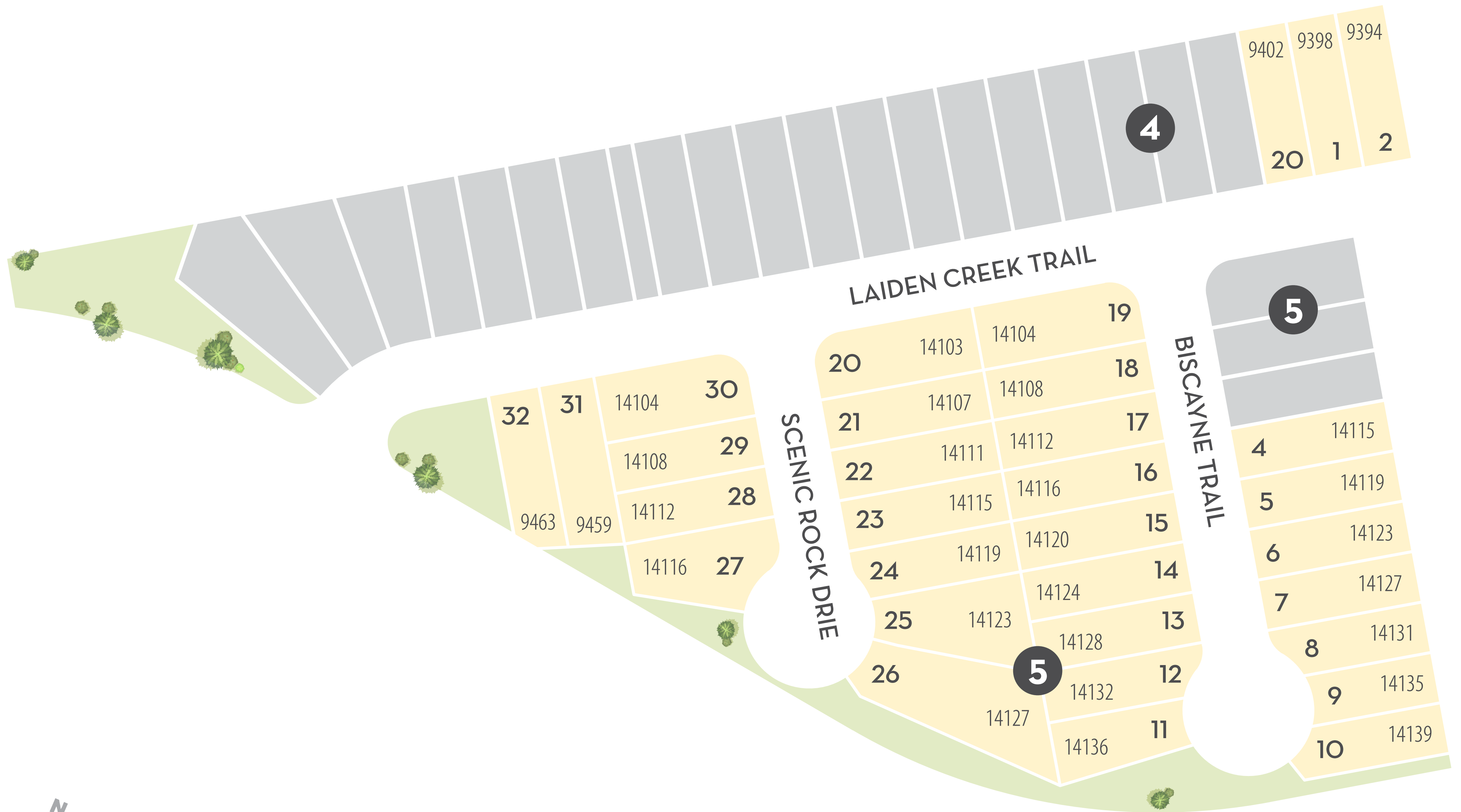
|                                 |              |
|---------------------------------|--------------|
| Montgomery County Fairgrounds   | 936.538.8000 |
| The Lone Star Convention Center | 936.538.8000 |
| Freedom Gym                     | 936.494.2951 |

**CaneyMills.com**



The information contained herein is as of July 2026 and is shown subject to any errors, omissions, or changes with or without notice and should not be construed as a commitment, representation, or warranty by Caney Mills, Signorelli Company, or any affiliated entity. Tax rates are estimates and should be verified independently.

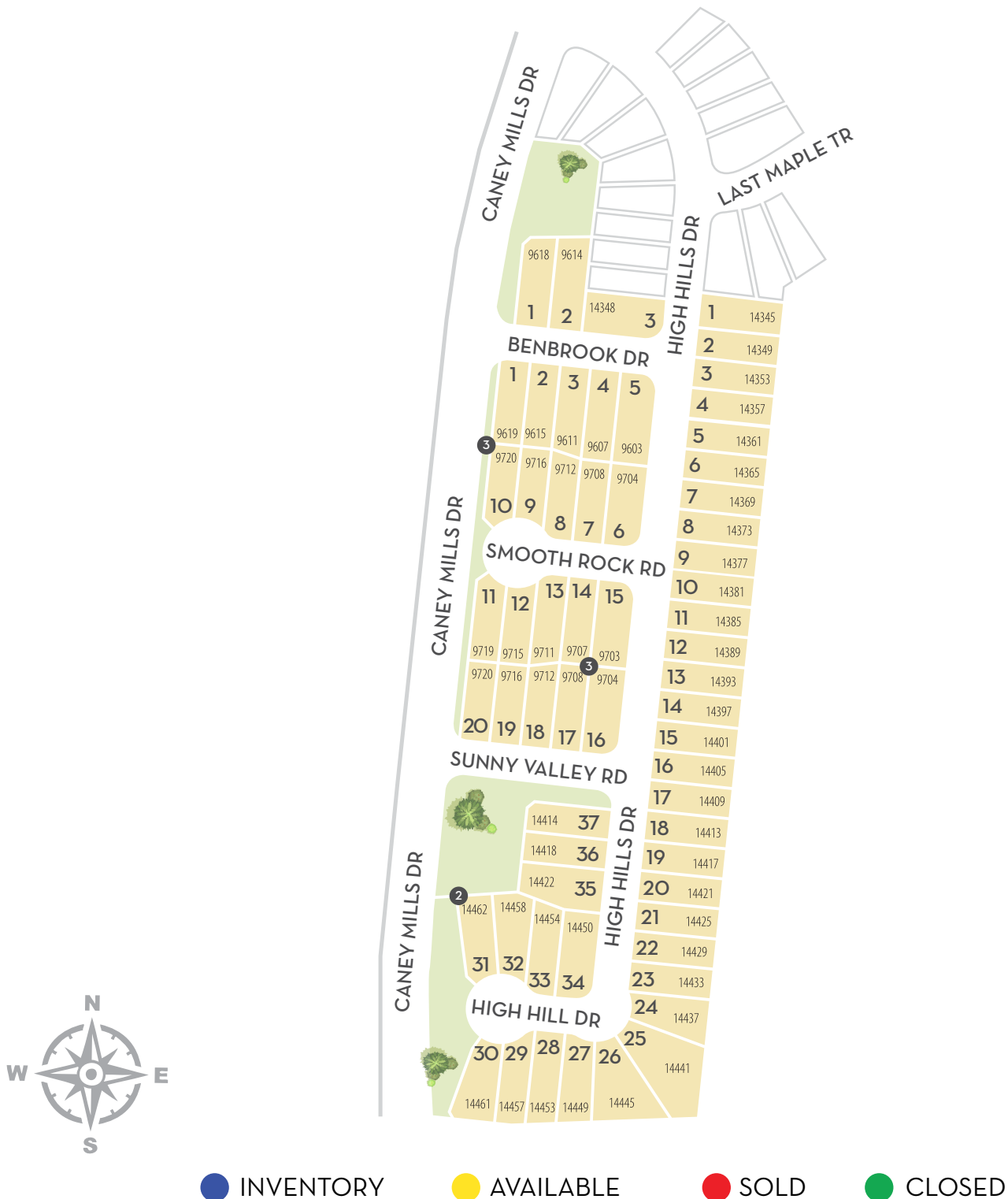








# CANEY MILLS



# CANEYMILLS



All renderings contained herein are an artist's conception of proposed development for Caney Mills, as of December 2022. No representation is made that the features depicted will be built, or built as depicted. All plans for land uses, improvements and facilities are subject to change without notice as deemed necessary by the developer or as may be required by law, and nothing presented shall obligate the owner or any other entity to restrict land uses. All drawings are preliminary, subject to change, and for presentation purposes only, and should not be relied upon for any purpose. No representations or warranties, expressed or implied concerning the actual design, location and character of the facilities shown are intended. Any references to commercial/multipurpose land use may include but is not limited to office, retail, single family, multifamily, senior housing, house of worship, specialty, gas station, daycare facility, etc. Maps not to scale.





# 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