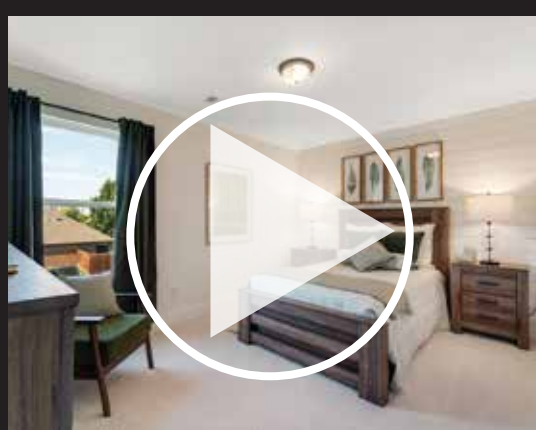




CASTLEROCK COMMUNITIES

Saddlebrook Estates | Waxahachie, TX



Welcome to Saddlebrook Estates, a premier community in Waxahachie, TX offering the ideal blend of natural beauty and modern living. This master-planned community provides everything you need to live the lifestyle you've always dreamed of. Located just off US-287, Saddlebrook Estates offers easy access to both Dallas and Fort Worth, making it the perfect location for commuters who want to enjoy the best of both suburban and urban living. While you're close to the hustle and bustle of the city, Saddlebrook Estates offers a peaceful, serene environment surrounded by natural beauty. Outdoor enthusiasts will love being near Lake Waxahachie, Bardwell Lake, and a wide variety of parks, fairgrounds, and other recreational venues perfect for family fun, fishing, and hiking. Visit our model home today!



Saddlebrook Estates

Cobalt Series

7/1/2026

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	\$314,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$324,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$327,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$337,990
Two-Story Homes			
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	\$365,990
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	\$376,990
Trinity Model	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	\$380,990
Concho	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	\$389,990

****All Homes Include a 2.5-Car Garage****



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Saddlebrook

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front, sides, and rear to 9' per plan, two story homes will include brick on 2nd floor sides and rear per plan
- Upgrade elevations available with brick or stone per plan
- Custom address block
- Upgrade elevations available
- Brick at front entry walls
- 5' garage bump out for additional storage
- Class A, 25-year Weatherwood shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage doors with automatic opener
- 3' x 3' broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- 5' wide public walks per community guidelines

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
- 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 42-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel undermounts 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 bath/tub shower has 3X6 white 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 Star certified
- 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
- One exterior coach light
- 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 5-gallon and eighteen 3-gallon shrubs in front yard
- Two 3" caliper oak trees
- Fully fenced rear yard
- Fully sodded front, side, and rear yard with full sprinkler
- Two exterior hose bibs per plan

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

03/04/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Saddlebrook Estates

119 Shetland Street, Waxahachie, TX 75165

Phone (979) 680-9455

Public Schools

Jimmy Ray Elementary	972-923-4628
Howard Junior High	972-923-4771
Waxahachie High School	972-923-4600

Private Schools/Daycares

Waxahachie Preparatory Academy	972-937-0440
Advantage Academy Charter School	214-451-2101
Mercy Preparatory Academy	469-505-8377
Promise Child Development Center	972-937-0488
Imagine Nation Learning Center	972-937-8300
Mini Scientist Academy	214-903-7728

Emergency Services - Dial 911

Police Department	469-309-4400
Fire Station 2	469-309-4000

Area Churches

Churches of all denominations in the area. Please speak with Sales Consultant.

Local Utility/Service Providers

Waxahachie Water, Trash, & Sewer	469-309-4000
ATMOS Energy	888-286-6700
Oncor	888-313-6862
Spectrum	855-839-4246

Medical Facilities

Baylor Scott & White Surgery Center	469-843-8000
Methodist Midlothian Medical Center	469-846-2000
MedExpress Urgent Care	972-937-1203
Waxahachie Family Dentistry	972-885-3335

Shopping & Entertainment

H-E-B	972-923-2283
Walmart Supercenter	972-937-3460
Target	972-923-8930
EVO Entertainment + IMAX	469-716-3532
Waxahachie Town Center	972-961-7166
Waxahachie Crossing	972-937-3804

Homeowner's Association

Saddlebrook Estate HOA	
Bi-Annual \$318	\$636.00

Property Tax Information

2024 Proposed Taxes are \$1,128.65	
City of Waxahachie	0.610905
Ellis County Rate	\$ 0.255357
Waxahachie ISD	\$ 1.168100
Total Tax Rate	\$ 2.034362

Community Colleges

Navarro College - Waxahachie	972-937-7612
Nelson University	888-937-7248

Public Services

Police Department	469-309-4400
Fire Department	469-309-4200
Health & Sanitation	469-309-4270
Waxahachie Sports Complex	469-309-4000
Lee Penn Park	469-309-4270







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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