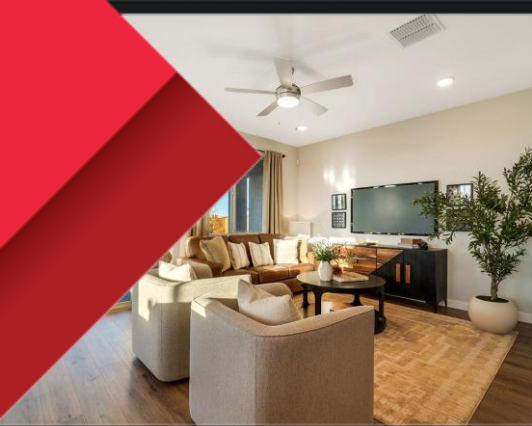




CASTLEROCK COMMUNITIES

Rancho Mirage | Maricopa, AZ



Welcome home to Rancho Mirage by CastleRock Communities - an inviting and dynamic community located in Maricopa, on the outskirts of the bustling city of Phoenix. Offering a perfect blend of style, comfort, and convenience, you'll love residing in this community. Residents can utilize wonderful onsite amenities such as parks, walking paths, recreational areas, sports courts, picnic tables, and more; fostering a sense of togetherness among your neighbors. With its strategic location, Rancho Mirage provides easy access to Maricopa's vibrant urban life, as well as the natural beauty of the surrounding desert landscape. It's a community that reflects the growing appeal of Maricopa, providing a lifestyle that combines modern living with the serene charm of Arizona's desert surroundings, making it an ideal place to call home. CastleRock Communities at Rancho Mirage offers a variety of floor plans built to satisfy your lifestyle.



Rancho Mirage

36800 W. Santa Barbara Ave. Maricopa, AZ. 85138
Phone: 520-399-7146

****Please refer to the Public Report and CC&Rs for more detailed information****

Public Schools

Santa Cruz Elementary (K-6)	520.568.5170
Desert Wind Middle School (7-8)	520.568.7110
Desert Sunrise High School (9-12)	520.509.0400
Central AZ College-Maricopa Campus	520.494.6400

**School Boundaries & School Bus Transportation subject to change*

Shopping

Basha's 21044 N John Wayne Pkwy	520.836.4400
CVS 44274 W Smith Enke Rd	520.568.8290
Fry's 20797 N John Wayne Pkwy	520.568.6200
Sprouts 20300 N John Wayne Pkwy	520.532.1093
Walgreens 21274 N John Wayne Pkwy	520.568.0672
Walmart 41650 N John Wayne Pkwy	520.568.0846

Homeowner's Association

Trestle Management Group	480.422.0888
HOA Assessments (paid monthly)	\$103.63
Community Manager: Tami Edem	ext 1036
tedem@trestle.com	

Property Tax Information

Pinal County Treasurer	888.431.1311
**First Half due October 1st	
**Second Half due March 1st	

Local Utility/Service Providers

Electricity: Electric District #3	520.424.9021
Telephone & Internet	
Orbitel	800.998.8084
CenturyLink	866.642.0444
Water/Sewer: Global Water Resources	866.940.1102
Waste & Recycling: Waste Connections	480.983.9100
Gas: Southwest Gas	877.860.6020

Area Places of Worship

Please consult the internet

Private Schools/Daycares

Sequoia Pathway Academy (K-12)	520.568.9333
19265 N Porter Rd, Maricopa AZ	
Legacy Traditional School-Maricopa (K-12)	520.423.9999
17760 N Regent Dr, Maricopa AZ	
Heritage Academy (K-12)	520.367.3800
41000 W Heroes Way, Maricopa AZ	

Emergency Services - Dial 911

City of Maricopa Police (non-emergency)	520.568.9098
City of Maricopa Fire (non-emergency)	520.568.3333
Exceptional Community Hospital (open 24 hours)	
19060 N John Wayne Pkwy, Maricopa AZ 85139	520.534.0700
Dignity Health Urgent Care (9am- 8pm daily)	
20750 N John Wayne Pkwy, Maricopa AZ 85139	520.233.2468

Area Recreation

Harrah's Ak-Chin Hotel & Casino	480.802.5000
15406 Maricopa Rd, Maricopa AZ	
Ak-Chin Southern Dunes Golf Club	480.367.8949
48456 AZ 238, Maricopa AZ	
Copper Sky Multigenerational Center	520.316.4600
(aquatics, fitness, sports, parks)	
44345 M.L.K. Blvd, Maricopa AZ	
Ak-Chin Circle Entertainment Center	520.568.3456
(movies, bowling, laser tag)	
16000 N Maricopa Rd, Maricopa AZ	

Jan-25





Rancho Mirage

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations
- Stone on select front elevations with 6' veneer wrap on sides (per plan)
- Upgrade elevations available
- Choice of designer-inspired Exterior color palettes
- Eagle Roof tiles
- Insulated raised-panel fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 3-car Garages included on 35' wide plans

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and bedrooms per plan
- Rounded drywall corners throughout
- Designer interior doors with decorative casing
- Nickel finish door hardware
- Flush-mounted LED down lighting throughout home
- Skip-trowel texture at ceilings and walls
- Super Wall washable Dunn Edwards interior paint
- Nickel finish ceiling fan with light kit and walnut-colored blades in family room
- Designer light fixtures

CHEF'S KITCHEN

- Flat panel maple cabinets with 30-inch uppers
- GE Stainless steel slide in electric range, dishwasher and space saving microwave
- Granite countertops
- Undermount stainless steel dual bowl sink
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Elongated water saver commodes
- Bath cabinetry will match kitchen selection
- Granite countertops will match kitchen selection with undermount sinks
- Kichler vanity lights
- Delta plumbing fixtures

DESIGNER FLOORING

- 18" Tile flooring at all Living & Wet areas
- Shaw Carpet over 3/8-inch pad in Bedrooms & Closets

ENERGY EFFICIENCY FEATURES

- 13.8 SEER2 Lennox HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Attic ventilation per plan
- Electric water heater
- Pre-weather stripping exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Energy efficient Low-E dual pane vinyl frame windows

- Honeywell programmable thermostat
- Dual-pane LowE366 windows with double locks
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting
- Third party insulation inspection
- Electric washer/dryer connection

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered 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 access
- Cable TV pre-wire at master and family room per plan

LANDSCAPING PACKAGE

- One 24" Box tree, One 15-gallon tree, Nine 5-gallon shrubs, and Nine 1-gallon shrubs in front yard
- Programmable automatic irrigation systems
- 6-foot privacy fence at rear yard with one gate
- Two exterior hose bibs

CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Eight-year structural component warranty

CONSTRUCTION MILESTONE MEETINGS

- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager





Rancho Mirage

Cobalt Series

09/15/25

One-Story Homes

Base Price

Mesa	1725	3 bedrooms, 2 bathrooms, integrated kitchen, breakfast room, and family room area, and a 2-car garage. Optional features: super shower or separate tub/shower in master bath	\$358,990
Tempe Model	1930	4 bedrooms, 2 bathrooms, integrated kitchen, dining room and family room, covered patio, and a 2-car garage. Optional features: super shower or separate tub/shower in master bath	\$372,990
Prescott	2160	4 bedrooms, 2.5 bathrooms, huge family room, integrated kitchen and dining area, covered patio, and a 2- car garage. Optional features: super shower or separate tub/shower in master bath	\$402,990
Marana	1800	3 bedrooms, 2 bathrooms, spacious family room, integrated kitchen and dining area, covered patio, and super 2-car garage with attached RV garage. Optional features: super shower or separate tub/shower in master	\$418,990
Bisbee	2005	3 bedrooms, 2.5 bathrooms, spacious family room, integrated kitchen and dining area, covered patio, and super 2-car garage with attached RV garage. Optional features: super shower or separate tub/shower in master bath	\$446,990

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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 estate property. Equal housing opportunity.



Rancho Mirage

Cobalt Series

10/29/25

One-Story Homes

Base Price

Aztec	1085	3 bedrooms, 2 bathrooms, an integrated kitchen, dining room, and family room area with covered patio. Optional features: study, master bath super shower or separate tub & shower.	\$299,990
Leon	1290	3 bedrooms, 2 bathrooms, integrated kitchen, dining room, family room, and covered patio. Optional feature: super shower.	\$323,990
Frio	1355	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and dining area, and covered patio. Optional features: study, super shower.	\$327,990
Choctaw	1415	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and dining area, and covered patio. Optional feature: super shower.	\$328,990
Nighthawk	1705	4 bedrooms, 2 bathrooms, integrated kitchen and dining space, large family room, and covered patio. Optional feature: super shower.	\$349,990

****All Homes Include a 3-Car Garage****





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.