



CASTLEROCK COMMUNITIES

Sunterra Lakes | Brookshire, TX



Sunterra Lakes is a vibrant 1,463-acre master-planned community in Brookshire, Texas, ideally located just north of I-10 and west of the Grand Parkway in Waller County—only about 30 miles from downtown Houston. Designed to blend small-town charm with modern convenience, Sunterra Lakes offers residents a peaceful lifestyle on the outskirts of the hustle & bustle of the city. Children benefit from zoning to Royal Independent School District. Whether you're raising a family, starting a new chapter, or simply seeking a strong sense of community surrounded by nature, Sunterra Lakes offers the perfect place to call home, and just a short drive from the energy and opportunity of Houston! Sunterra Lakes by CastleRock Communities offers a variety of floor plans with an array of included features and upgrades available. Take the next step toward your dream home in Sunterra Lakes today!



SUNTERRA LAKES

Property Owners Association

2025 ANNUAL FEES

\$1,200 Annual Base Assessment

\$574 Hotwire Bulk Internet Services

\$1,774 Total for 2025

ONE-TIME FEES AT CLOSING

\$600.00 Working Capital Assessment
(50% of Current Annual Assessment)

HOA MANAGEMENT COMPANY

GrandManors

Customer Care | 855-947-2636

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www.GrandManors.com

PROPERTY TAX RATES AS OF 2024**

Waller County (Mud #60A)

Waller County.....0.65056000

WC MUD #60A.....1.5

Royal ISD..... 1.114017

Total.....3.26457700

Waller County (Mud #60B)

Waller County.....0.65056000

WC MUD #60B.....1.5

Royal ISD..... 1.114017

Total.....3.26457700



**Tax rates are for 2024. 6/12/25



Sunterra Lakes

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and sides to 9' per plan
- Two-story plans will have brick at rear to 9' per plan
- Homes located on lake, greenbelt, or entrance to receive 100% masonry exteriors at side and rear elevations per plan
- Class A, 30-year Black Shadow 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
- 16' driveway 3' privacy walk from driveway to entry
- Cedar 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 bedrooms and bedroom closets
- 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

- Twenty 1-gallon plants, ten 3-gallon shrubs, and one 15-gallon shrub
- One 3" caliper tree
- Two exterior hose bibs (per plan)
- Bermuda sodded front, side, and rear yard with full irrigation
- 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 2.25" caliper trees, fifteen 1-gallon shrubs, and three 5-gallon shrubs
- Lake or greenbelt lots to receive the following additional items at rear yard: wrought iron fencing, one 4" caliper trees, two 15-gallon shrubs, and fifteen 3-gallon shrubs

CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship (see warranty)
- Two-year structural component warranty (see warranty)
- Six-year Structural component 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

03/19/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



Sunterra Lakes

Silver Series

50' homesites

05/19/26

One-Story Homes

Base Price

Aspen	1651	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and casual dining area, covered patio option	\$299,990
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$319,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$329,990
Glenwood	2264	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, covered patio option, study or optional bedroom #4, optional 2nd floor bonus room	\$344,990

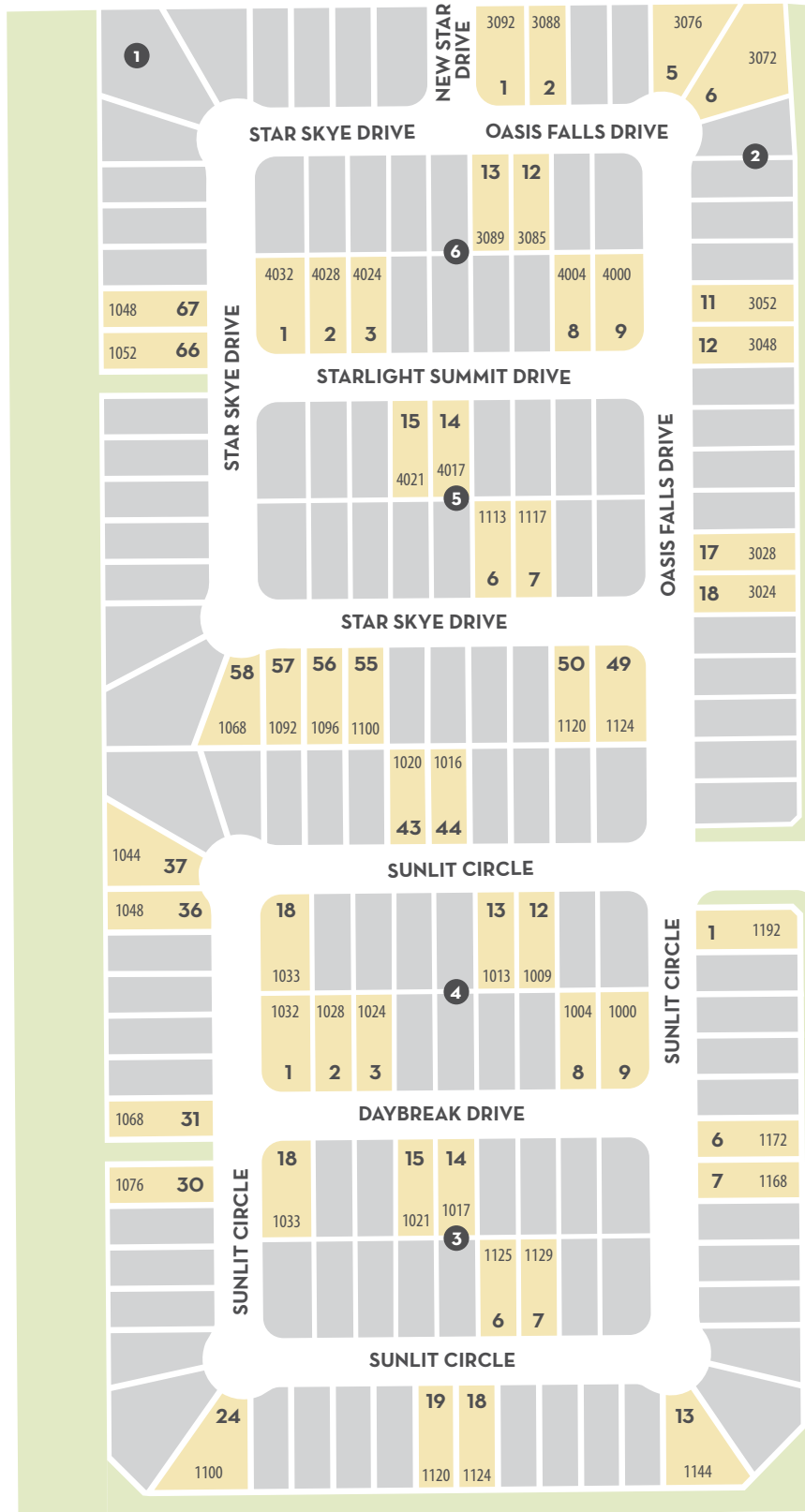
Two-Story Homes

Yuma	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$369,990
San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$379,990
Hayden	2809	4 bedrooms, 2.5 bathrooms, large kitchen and dining area that opens into the family room, study, game room, media room. Optional features: bedroom #5 and bath #3 in lieu of media, bedroom #6 and bath #4 in lieu of study	\$389,990
Silverthorne	2959	4 bedrooms, 2.5 bathrooms, 2-story formal dining, open to family room, kitchen with optional island, study, game room, media room, covered patio	\$399,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM





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.