



CASTLEROCK COMMUNITIES

Westridge | Princeton, TX



Welcome to Westridge, a welcoming and vibrant new home community nestled in the heart of McKinney, Texas. Perfectly designed for modern living, Westridge offers an ideal blend of suburban tranquility and convenient access to all that the Dallas/Fort Worth Metroplex has to offer. Located in one of the area's fastest-growing cities, this charming community by CastleRock Homes boasts a variety of beautifully crafted homes designed with comfort, functionality, and style in mind. At Westridge, you'll find more than just a place to live - you'll discover a lifestyle. The community is filled with incredible amenities, perfect for families and individuals of all ages. Spend quality time with your loved ones at the playground or host gatherings at the community's amenity center, which includes a spacious covered pavilion, a fun-filled splashpad, and a BBQ grilling area. Book a tour today!

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Alabama | Arizona | Tennessee | Texas

 **Daiwa House Group®**



Westridge

Cobalt Series

40' homesites

7/1/2026

One-Story Homes

Base Price

Oak II	1404	3 bedrooms, 2 bathrooms, integrated kitchen and family area, formal dining, bedroom #3 or optional study and optional covered patio	\$299,990
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Pecan	1570	3 bedrooms, 2 bathrooms, massive family room and dining area combination, optional study in lieu of bedroom #3, and optional covered patio	\$312,990
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Hazel	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	\$316,990
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Maple	1689	3 bedrooms, 2.5 bathrooms, family room, integrated kitchen, breakfast and living area, formal dining, optional covered patio	\$317,990
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Two-Story Homes

Mesquite	1963	3 bedrooms, 2.5 bathrooms, kitchen opened to family room, large dining area, optional covered patio	\$333,990
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Alder	1996	4 bedrooms, 3 bathrooms, 2-story family room, integrated kitchen and dining area, 2nd floor game room and optional covered patio	\$335,990
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Ash	2198	4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.	\$341,990
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Hickory	2334	4 bedrooms, 2.5 bathrooms, open concept family room, dining room, and kitchen with 2nd floor game room. Optional Features: 1/2-car and 3rd-car garage.	\$348,990
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Willow	2412	5 bedrooms, 3.5 bathrooms, open-concept family room, integrated kitchen & dining space, game room & covered patio. Optional features include extended covered patio, dual vanity in the master bath, and a 2.5-car or 3-car garage.	\$351,990
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COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Stated lot sizes are "generic" and actual width will vary. Not an offer or solicitation to sell real estate property. Equal housing opportunity.



Westridge

Cobalt Lite Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and sides per plan; two story homes will include brick on second floor side per plan
- Brick at front entry wall
- Upgrade elevations available
- Two-tone exterior paint per program
- Class A, 30-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage door with pre-wire for automatic opener
- Covered rear patio size variations may occur due to lot depth
- 16-foot-wide driveway with 3-foot-wide flatwork connecting home to garage
- Decorative black address numbers or cast stone address block per plan and elevation
- 4' 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 wood casing
- Nickel finish door hardware
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with PPG paint
- 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 42-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 3x6 tile surround over backerboard
- Secondary bathtub/shower has 3x6 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 Star Certified
- 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

- Three 15-gallon shrubs, five 5-gallon shrubs, ten 1-gallon shrubs and ten" pots of ground cover in front yard
- One- 4" caliper oak tree
- Fully fenced rear yard with one gate, stained
- Fully sodded front, side and rear yard with full sprinkler system
- Full gutters
- 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

04/03/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Westridge

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and sides per plan; two story homes will include brick on second floor side per plan
- Brick at front entry wall
- Upgrade elevations available
- Class A, 30-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- Covered rear patio size variations may occur due to lot depth
- 16-foot-wide driveway with 3-foot-wide flatwork connecting home to garage
- Decorative black address numbers or cast stone address block per plan and elevation
- 4' 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 wood casing
- Kwikset satin finish door hardware
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with low-VOC paint
- Choice of ceramic tile at entry, kitchen/breakfast, baths and utility
- Carpet over 3/8" 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 42-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 3x6 tile surround over backerboard
- Secondary bathtub/shower has 3x6 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 Star Certified
- 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

LANDSCAPING PACKAGE

- Three 15-gallon shrubs, five 5-gallon shrubs, ten 1-gallon shrubs and ten" pots of ground cover in front yard
- One- 4" caliper oak tree
- Fully fenced rear yard with one gate, stained
- Fully sodded front, side and rear yard with full sprinkler system
- Full gutters
- 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

06.10.2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Westridge

Silver Series

50' homesites

7/1/2026

One-Story Homes			Base Price
Aspen	1651	3 bedrooms, 2 bathrooms, large family room, integrated kitchen and casual dining area, covered patio option	\$324,990
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$332,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$342,990
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	\$367,990
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	\$392,990
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	\$414,990
Snowmass	3313	4 bedrooms, 3.5 bathrooms, open concept layout, 2-story formal dining and family room, kitchen with island, study, game room, media room, optional covered patio	\$426,990
Southfork	3542	5 bedrooms, 4 bathrooms, open concept layout with spacious family room, study, formal dining room, mud room, two master bedroom closets, upstairs game room, and covered balcony. Options include designer kitchen, 3-car garage, super showers, bedroom #6 and rear covered patio	\$444,990



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Westridge

Silver Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and sides per plan second floor include brick on sides
- One exterior coach light
- Brick front entry walls
- Class A, 30-year Black Shadow Shingles
- Custom address block
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany two panel 8' tall front door with nickel finish handle set
- Insulated steel garage door with window inserts with automatic opener and decorative hardware
- 10x10 broom finish concrete rear patio
- Covered rear patio sized variations may occur due to lot dept
- 16' driveway with 3-foot privacy walk to entry
- 4' wide public walks per community guidelines
- Iron 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 free standing 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 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 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
- Alarm pre-wire with contacts at first-floor doors, pre-wire with blank plates for two keypad locations and motion or glass break detector locations at all first-floor main rooms
- 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

LANDSCAPING PACKAGE

- Three 15-gallon shrubs, five 5-gallon shrubs, ten 1-gallon shrubs and 4' pots of ground cover in front yard in front yard
- One 4" caliper shade trees in front yard
- Fully sodded front, side and rear yard with full sprinkler system
- Gutters at front, sides and rear per plan
- Two exterior hose bibs (per plan)
- 6' privacy fence at rear yard with one gate stained

CUSTOMER SERVICE HIGHLIGHTS

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

04/03/2026



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Westridge

912 Mize Drive Princeton, TX 75071

Ph: 214-273-8611

Property Tax Information

McKinney I.S.D	\$1.1300
Collin County	\$0.1500
Westridge PID	\$0.4200
Collin College	\$0.0800
Princeton City	\$0.4400
Total Tax Rate (before homestead)	\$2.2200

Homeowner's Association

Westridge HOA	\$650
HOA - Working Capital Fee plus reserves	\$1000 + \$500
HOA - Transfer Fee	\$250
HOA - Resale Certification Fee	\$340

Emergency Numbers

Emergency	911
Princeton Police Department	972-736-3901
Princeton Fire Department	469-502-4196

Local Utility/Service Providers

Electric-GCEC Electric	903-482-7100
Cable/Internet/Phone-AT&T	855-915-0510
Gas-Atmos Energy	888-286-6700
Water/Sewer-City of Princeton	972-736-2416

Trash Collection

Community Waste Disposal	972-392-9300
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Medical Facilities

Baylor Scott & White Forney	469-689-0770
Care United/ Urgent Care	972-564-0044

Community Schools

McKinney ISD

Webb Elementary School (K-5)	469-302-6000
Scott Johnson Middle School (6-8)	469-302-4900
McKinney North High School (9-12)	469-302-4300

Colleges

Collin College	972-599-3100
UT Dallas	972-883-2111

Shopping

Walmart Supercenter	972-736-6491
Fairview Town Center	972-363-2209
Kroger	972-548-9053

Area Churches

Churches of every denomination are available.
See consultant for information

Area Recreation

Princeton Municipal Park	972-734-5333
J.M. Caldwell St. Community Park	972-734-5333
Veterans Memorial Park	972-734-5333
Parkview Heights Park	972-734-5333



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Westridge

Closing Fees & Maintenance Dues:

Closing Fees: \$340.00 Resale Package
 \$250.00 Transfer Fee
 \$250.00 Covenant Inspection Fee (upon request)
 \$75.00 Builder Certificate/Lot Take-downs
 \$1,000.00 Working Capital Fee
 \$500.00 Reserve Fund Contribution

Assessment: \$650 assessment - \$162.50 due quarterly

Payment Address: Westridge
 c/o VCM, Inc.
 5757 Alpha Road Suite 680
 Dallas, TX 75240

For an itemization of what is included in the annual dues, please see the attached anticipated build-out budget.

Resale Orders:

For all resale requests, please order one directly from us via email at resale@vcmtexas.com. Our turnaround time is 24 hours.

Homeowner's Association Contact Information:

Management Company: VCM, Inc.
Phone Number: 972.612.2303
Email: vcminfo@vcmtexas.com
 Manager@westridgetxhoa.com

Utility Providers:

Gas: Atmos Energy 888-286-6700
Electric: Power To Choose 844-544-0324
Water/Sewer: City of Princeton 972-736-2416
Phone/Internet: AT&T 855-915-0510 | Spectrum 855-855-4575
Trash: Main: 972-392-9300 | Bulk Trash: 469-452-8000



Schools:

School District:

www.mckinneyisd.net

Elementary:

Webb Elementary School (K-5)
469-302-6000

Middle School:

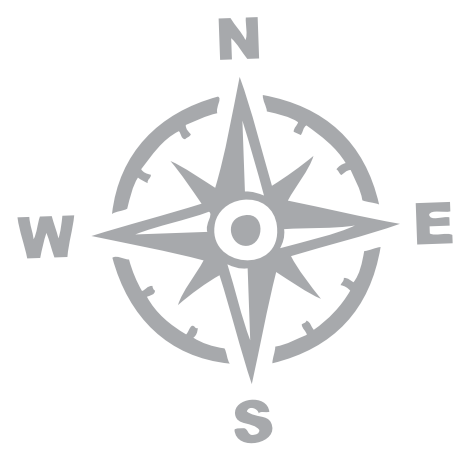
Scott Johnson Middle School (6-8)
469-302-4900

High School:

McKinney North High School (9-12)
469-302-4300



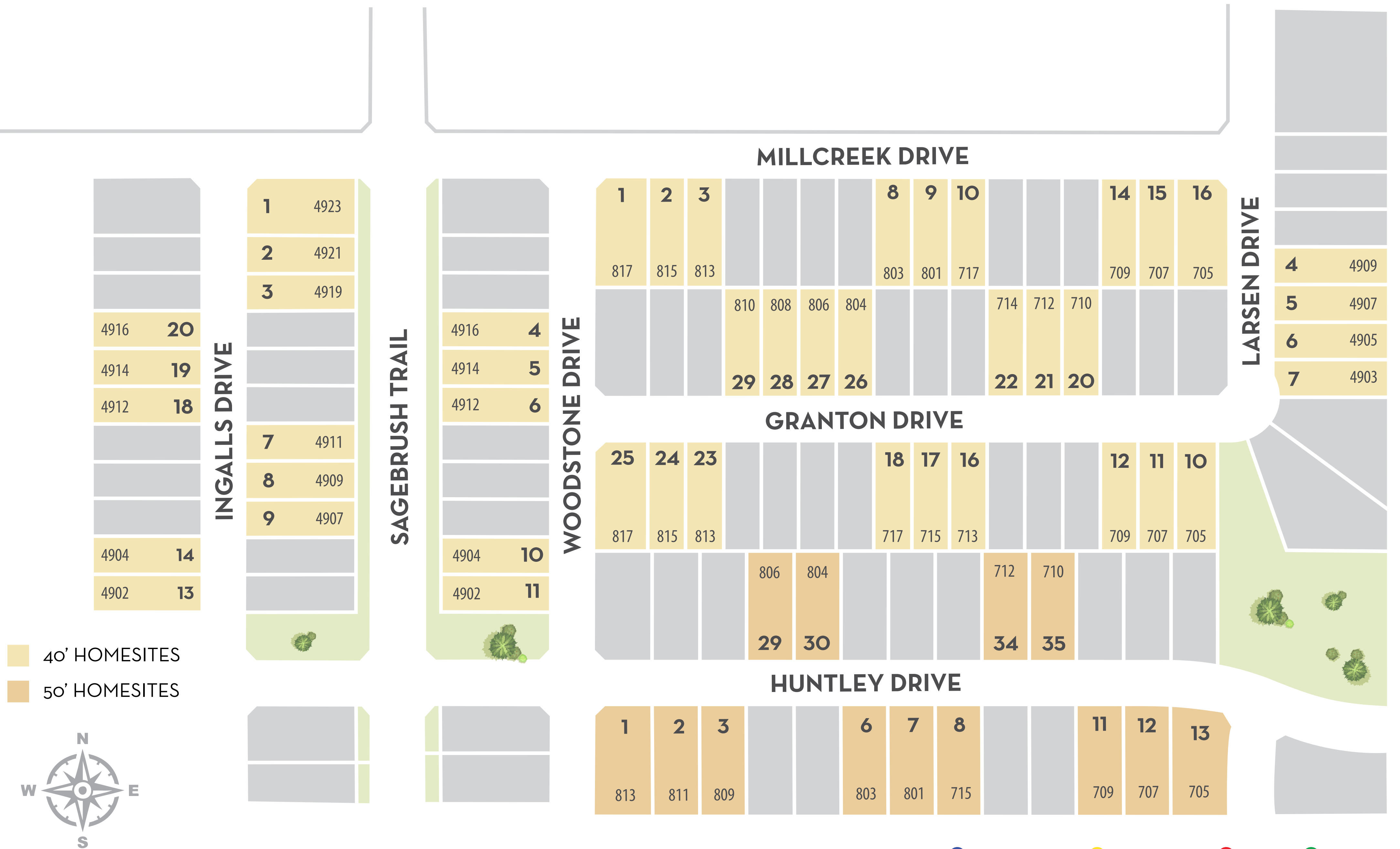
40' HOMESITES
50' HOMESITES



INVENTORY AVAILABLE SOLD CLOSED

COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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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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