



CASTLEROCK COMMUNITIES

Emberly | Beasley, TX



Emberly is the latest CastleRock Community in Fort Bend County Texas, located just outside Houston. This master-planned community features a variety of modern floor plans with energy-efficient features and customization options. Along with a dog park and pickleball courts, future amenities include a resort-style pool and splash pad, an event lawn, and more. Children will love spending time at the large playground and will attend Lamar CISD schools. Emberly also has a dedicated Lifestyle Director who plans fun events, like picnics and fall festivities, for residents of all ages to enjoy. If you're seeking a new home in a family-oriented community, Emberly is where you need to be. Find your CastleRock home today!

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 **Daiwa House Group®**



Emberly

Cobalt Series

07/01/26

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	\$264,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$272,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$277,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$289,990
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	\$309,990
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	\$324,990
Trinity	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	\$327,990
Concho Model	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	\$349,990



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. 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.



Emberly

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and side elevations to 9' per plan
- Two story home will include rear brick to 9' 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
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Custom address block
- 4' public walks

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 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)
- Oversized soaker tub in master bath
- Master bath includes separate tub and shower with white tile shower and tub surround over backerboard and a garden window
- Secondary bathtub/shower has white tile over backerboard
- 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, ten 3-gallons, and twenty 1-gallon shrubs in front yard
- One 3" caliper tree
- Corner lot side yards to include two trees with three 5-gallon and fifteen 3-gallon shrubs
- Fully sodded front, side, and rear yard
- Two exterior hose bibs per plan with anti-siphoning device
- 6-foot privacy fence at rear yard with one gate, fencing visible to the public to stained SW super deck color#3034; good neighbor style interior side yard fencing; side yard fencing is setback 10' from front corners of the house

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

1/23/2026



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10739 Sky Crk Ln, Beasley TX 77417
Lifestyle Team: Hello@EmberlyLiving.com

Public Schools

Beasley Elementary	832-223-1100
Navarro Middle School	832-223-3700
George Junior High	832-223-3600
Terry High School	832-223-3400

Utilities Providers

Fort Bend MUD 250A	Water
Fort Bend MUD 250A	Sewer
CenterPoint	Electric/Gas
Hotwire	Cable/Telephone

Private Schools/Daycares

KinderCare Learning Center	281-341-6447
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Emergency Services - Dial 911

Fire Department	979-387-2412
Ambulance EMS	911
Police Department	979-387-2337
Non-Emergency Service	281-341-4665

Area Churches

St. Wenceslans Catholic Church	281-342-3089
Friedense United Church of Christ	979-387-2221
First Baptis Church	979-387-2267

Medical Facilities

South Texas Medical Clinic	281-342-6006
Memorial Herman Lamar Health Center	281-762-8383

Shopping & Entertainment

Brazos Town Center	281-477-4300
Fort-Bend County Epicenter	346-702-4445
Walmart SuperCenter	281-232-8394

Annual Fees

HOA Fee	\$1,000/year
Bulk Rate Internet	\$574/year
Toatl Paid Once Annually	\$1,574

Property Tax Information

Fort Bend Count	0.53890
Lamar	1.14920
Fort Bend MUD 250	1.50000
Total	3.1881

Community Colleges

Warton County Jr College	908-835-2300
UH Sugarland	832-842-2900

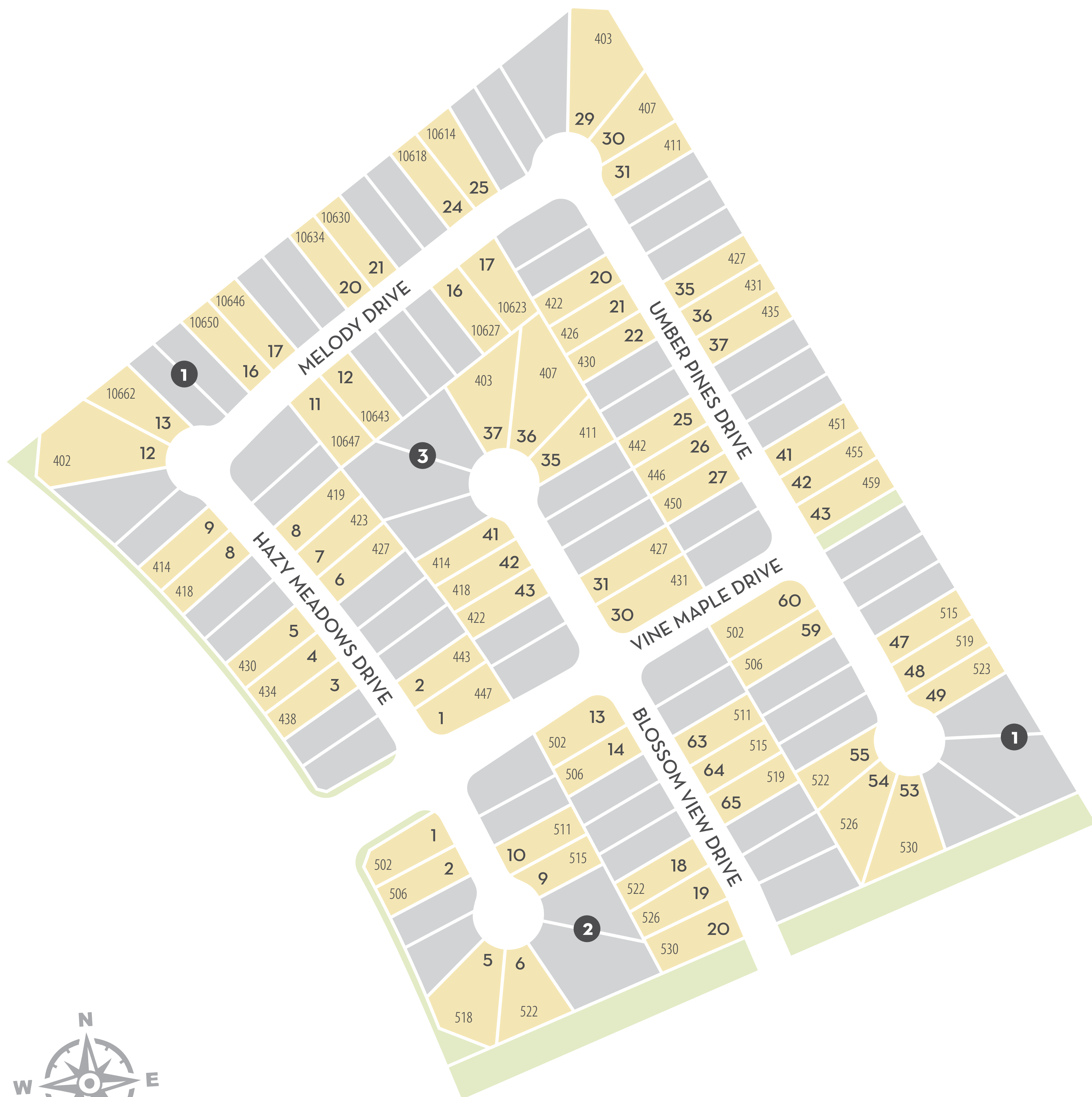
Local Utility/Service Providers

Water - Fort Bend Mud 250	281-482-0216
Elictric (Powertochoose.org)	
Gas (Center Point Energy)	800.752.8036





EMBERLY



● INVENTORY ● AVAILABLE ● CLOSED ● SOLD



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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