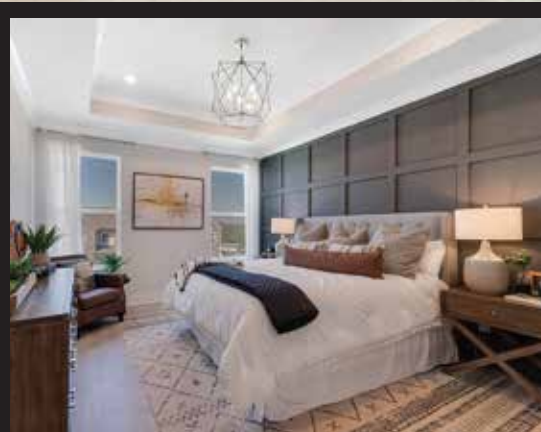




CASTLEROCK COMMUNITIES

McCain's Station | Gallatin, TN



Welcome to McCain's Station, an extraordinary community nestled in the heart of Gallatin, TN, just a short 20-minute drive from the excitement and energy of downtown Nashville. McCain's Station offers a delightful balance of peaceful suburban living and modern conveniences, ideal for any homebuyer. This is your opportunity to live in a beautiful new home within one of the most desirable neighborhoods in the area. Whether you're building your dream home or moving into a ready-to-move-in property, McCain's Station offers contemporary, high-quality homes with cutting-edge finishes and functional layouts designed for comfort and style. Imagine yourself living in a home where every detail has been carefully crafted to meet the needs of today's homeowners. Contact us today and start living in the home you've always



McCain's Station

Cobalt Series

07/10/26

One-Story Homes

Base Price

Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, and optional study.	\$434,990
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Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, and optional master luxury bath.	\$453,990
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Two-Story Homes

Brazos Model	2213	4 bedrooms, 3 bathrooms, integrated kitchen, dining & family room, and an upstairs bonus room. Optional features include covered patio, master luxury bath, master super shower, and study.	\$455,990
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Blanco	2280	4 bedrooms, 2.5 bathrooms, open concept family room and kitchen, 2-story dining room, study, 2nd floor game room, and optional master luxury bath.	\$464,990
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Trinity	2513	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study or optional bedroom #5 and 2nd floor game room.	\$488,990
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Concho	2817	4 bedrooms, 3.5 bathrooms, open concept 2-story family room, kitchen and breakfast area, study or optional bedroom #5, and 2nd floor game room.	\$514,990
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COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM



McCain Station

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusively designed Elevations
- James Hardie siding and brick foundation skirt, per plan
- Covered rear patio
- Class A, 30-year dimensional black shingles
- Steel garage door w/ decorative hardware
- 16-foot driveway with 3-foot privacy walk to entry
- 4-foot-wide public sidewalks per community guidelines
- Painted garage

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and primary bedroom, per plan
- Smooth drywall finish on ceiling and walls
- Square drywall corners throughout
- Choice of LVP at entry, kitchen/breakfast, dining, family, baths, utility, and other high-traffic areas, per plan/diagram
- Carpet over 3/8" pad in designated areas
- Raised panel interior doors with decorative casing
- Satin nickel Kwikset door hardware
- Choice of interior wall color with low-VOC paint
- Decorative wood baseboard throughout home
- Ceiling fan with light kit in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE free-standing gas range, dishwasher and space saving microwave
- Birch cabinets with flat panel doors
- 42" upper cabinets
- Ceramic tile backsplash
- 1/3 hp garbage disposal
- Hard-surface countertops
- Stainless steel undermount sink with chrome faucet
- Flush-mounted LED downlighting, per plan

LUXURIOUS BATHS

- Bath cabinetry matches kitchen selection
- Hard-surface countertops with dual vanities, per plan
- Oversized soaker tub in master bath
- Master bath includes separate tub and shower with ceramic tile shower and tub surround
- Secondary bath 4-piece tub/shower unit
- Chrome bath faucets with matching accessories
- White pedestal sink and decorative mirror at powder bath, per plan

ENERGY EFFICIENCY FEATURES

- Energy efficient, dual-pane windows with Low-E 360 glass and vinyl frames
- High efficiency HVAC system with fresh air intake and media filter
- High efficiency gas-fired tankless water heater, sized per plan
- Min R-38 blown fiberglass in attic areas above conditioned space
- Min R-15 fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-21 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Conditioned crawl space w/ spray foam Insulation, per plan
- Sealed crawl space for moisture control, per plan
- R-3 Continuous Insulated exterior sheathing
- Passive roof ventilation, designed per plan
- Poly-seal insulation at base plate and exterior penetrations
- Programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving showerheads and faucets
- Third-party insulation inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered foundation and frame design
- PEX water distribution system with main water shut-off valve
- Media outlet (data line & cable TV) at family room per plan
- Security Readied Touch Screen Control Panel
- 30" Legrand Structured Media Enclosure

LANDSCAPING PACKAGE

- Twenty 1-gallon shrubs, ten 3—gallon shrubs, and one 5-gallon and one 15-gallon shrub
- Two 3" caliper maple trees in the front yard
- Fully sodded front and side yards
- Seed & Straw rear yard
- Freeze-protected hose bibs, per plan
- Full gutters with splash blocks at downspouts

CUSTOMER SERVICE HIGHLIGHTS

- Professional decorator assistance with one 2-hour appointment
- 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-drywall meeting with our team
- Pre-move in orientation meeting with construction manager

07/08/2026





McCain Station

EXTERIOR DETAILS

- Charming Elevations featuring 3-sides fiber cement
- Select from a Wide Variety of Exterior Front Elevations
- "Carriage-Style" Insulated Garage Doors w/ Straps and Handles w/ smart garage door openers
- Garage is Drywalled and Painted
- 10'x12' Wood Deck
- Sliding Glass Patio Doors (Per Plan)
- Broom Finished Concrete Driveway from Garage Door to Street
- 30 Year Warranty on Roofing Shingles
- Splash Blocks
- Two Exterior Frost Free Hose Bibs
- Low Maintenance Overhangs & Gutters for Money-Savings & Move-In Convenience
- Eave Light on Front Corner of Home
- 225 Amp Underground Electric Service

ELEGANT INTERIORS

- 9' ceiling heights on the first floor
- Overhead lighting & Ceiling Fan Pre-wire in Great Room & Bonus Room, and All Bedrooms
- LED Traverse lighting in Kitchen and Staircase
- Wood shelving and hanging rods in closets per plan
- Family Center to keep you organized
- Smooth White Ceiling and Wall Finishes
- Interior Paint Finishes by PPG
- Occupancy Sensors on Lights in Walk-in Closets & Utility Room
- Two Panel Smooth Design Interior Doors

CHEF'S KITCHEN

- Granite Countertops w/ ceramic tile backsplash
- Moen® Single Hole Kitchen Faucet
- Stainless Steel 8" Double Bowl Kitchen Sink w/ garbage disposal
- Staggered Height Kitchen Cabinets with Crown (36" & 42")
- Stainless Steel 30" Gas Range & microwave w/ vent hood
- Stainless Steel Dishwasher
- Refrigerator Ice Maker Connection

LUXURIOUS BATHS

- Moen® Faucets
- 36" Cabinets in Owner's Bath
- Quartz or Granite Countertops in Owner's Bath
- Double Bowl Vanity in Owner's Bath
- Pedestal Sink in Powder Room
- Towel Bars, Paper Holders, Shower Rods
- Plate Glass Vanity Mirrors in All Full Baths
- 42"x 60" Roman soaking tub & separate shower
- Glass Shower Door
- Tile Shower in Owner's Bath
- Water-Saving Elongated Toilets in all Baths
- Low Maintenance Fiberglass Tubs & Showers

DESIGNER FLOORING

- Mohawk's Green Label Flooring
- Premium Tongue & Groove Subfloor System
- Beautiful Mohawk® Hardwood or Laminate Floors in Kitchen, Breakfast, Dining, Study, Foyer & Powder Room
- High Quality Mohawk® Carpet w/6# Pad
- Tile Floors in All Full Baths and Laundry

ENERGY EFFICIENCY FEATURES

- 3rd-party certified inspection for minimum air infiltration
- Energy Saving Low-E Windows
- ENERGY STAR® bathroom fans for moisture reduction
- ENERGY STAR® Dishwasher
- Advanced Framing Techniques
- Carbon Monoxide Sensors
- Low VOC Paint
- Extensive weather stripping and moisture reduction methods
- Positive Roof Ventilation for Air Flow in Attic Spaces adds to Cooling Effectiveness
- LED Lighting Throughout Home
- Programmable Thermostats

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- 3rd party certified inspections for foundation, frame, insulation, & health/safety final
- Low Maintenance Insulated Glass Vinyl Windows w/Convenient Tilt-Out Feature with screens
- Heated and Cooled Conditioned Crawl Space w/ Spray Foam Insulation
- 5" Aluminum Gutters & Downspouts
- Atrium Patio Doors
- Engineered I-Joist Floor System and Trussed Roof Systems
- All Wood OSB Corner Bracing for Maximum Wind Resistance
- Sealed Crawl Space for Moisture Control
- Passive Radon System
- Smoke Alarms on All Levels, in All Bedrooms & Garage
- (2) Environmentally Friendly, Energy Efficient 15 Seer HVAC Units for 2-Story Homes
- Security Ready Touch Screen Control Panel
- Video Doorbell Camera
- Smart Technology Garage Door Opener
- Touchscreen Smart Lock
- 30" Legrand Structured Media Enclosure
- Pex® Plumbing - Today's most advanced plumbing system

LANDSCAPING PACKAGE

- Fully Sodded Yard
- Extensive Shrub & Tree Landscape Package
- Sentricon® Termite Colony Elimination System

CUSTOMER SERVICE HIGHLIGHTS

- 3-hour appointment in our state of the art Design Studio
- 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

10.24.2025





McCain's Station

1085 Clendening Drive, Gallatin, TN 37066

Phone (615) 991-1232

Public Schools

Station Camp Elementary School	615-230-0387
Station Camp Middle School	615-206-0116
Station Camp High School	615-451-6551

Private Schools/Daycares

Sumner Academy	615-452-1914
St. John Vianney Catholic School	615-230-7048
Primrose School	615-447-3515
The Goddard School	615-561-1515
Gallatin Premier Childcare	615-635-3304

Emergency Services - Dial 911

Fire - Police - Ambulance	911
Gallatin Police Department	615-452-1313
Gallatin Fire Department	615-452-2771

Local Utility/Service Providers

Gallatin Dept. of Electricity	615-452-5152
White House Water Utility	615-672-4110
Xfinity	866-456-5933
AT&T	888-757-6500
DirectTV	855-956-4583

Medical Facilities

Sumner Station Medical	615-328-8888
Hendersonville Medical Center	615-338-1000

Shopping & Entertainment

The Streets of Indian Lake
Glenbrook Shopping Center
Gallatin Historic Town Square
Opry Mills Outlet Mall

Homeowner's Association

McCain's Station HOA Fee: \$35/month

Property Tax Information

McCain's Station Total Tax Rate: TBD

Parks, Recreation & Golf Courses

Gallatin Parks & Rec	615-451-5911
Long Hollow Golf Course	615-451-3120
TN Grasslands Country Club	615-575-4300
Bluegrass Country Club	615-824-6528
Tommy Garrott Aquatics Facility	615-451-5911
Nashville Sounds - Baseball	615-242-4371
Nashville Predators - Hockey	615-770-PUCK
Tennessee Titans	615-341-7627

Community Colleges

Nashville State Community College	615-353-3333
Volunteer State Community College	615-452-8600
Cumberland University	615-444-2562
Welch College	615-675-5255

Public Services

Department of Motor Vehicles	615-224-6087
Nashville International Airport	615-275-1675
United States Postal Service	800-275-8777
Sumner County Clerk	615-452-4063
Gallatin Public Library	615-452-1722
Gallatin Post Office	615-230-5918







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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