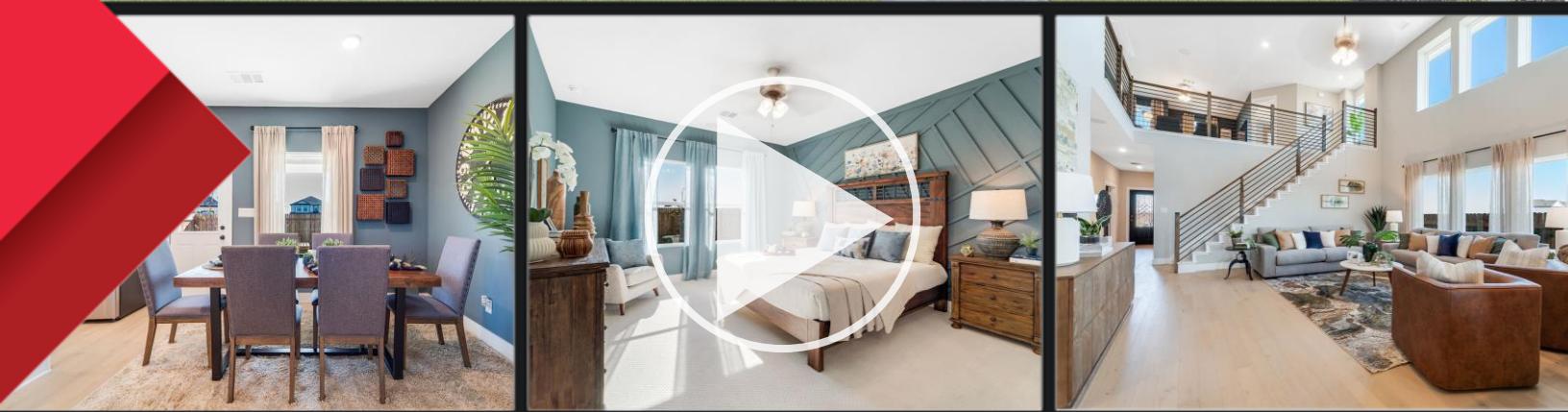
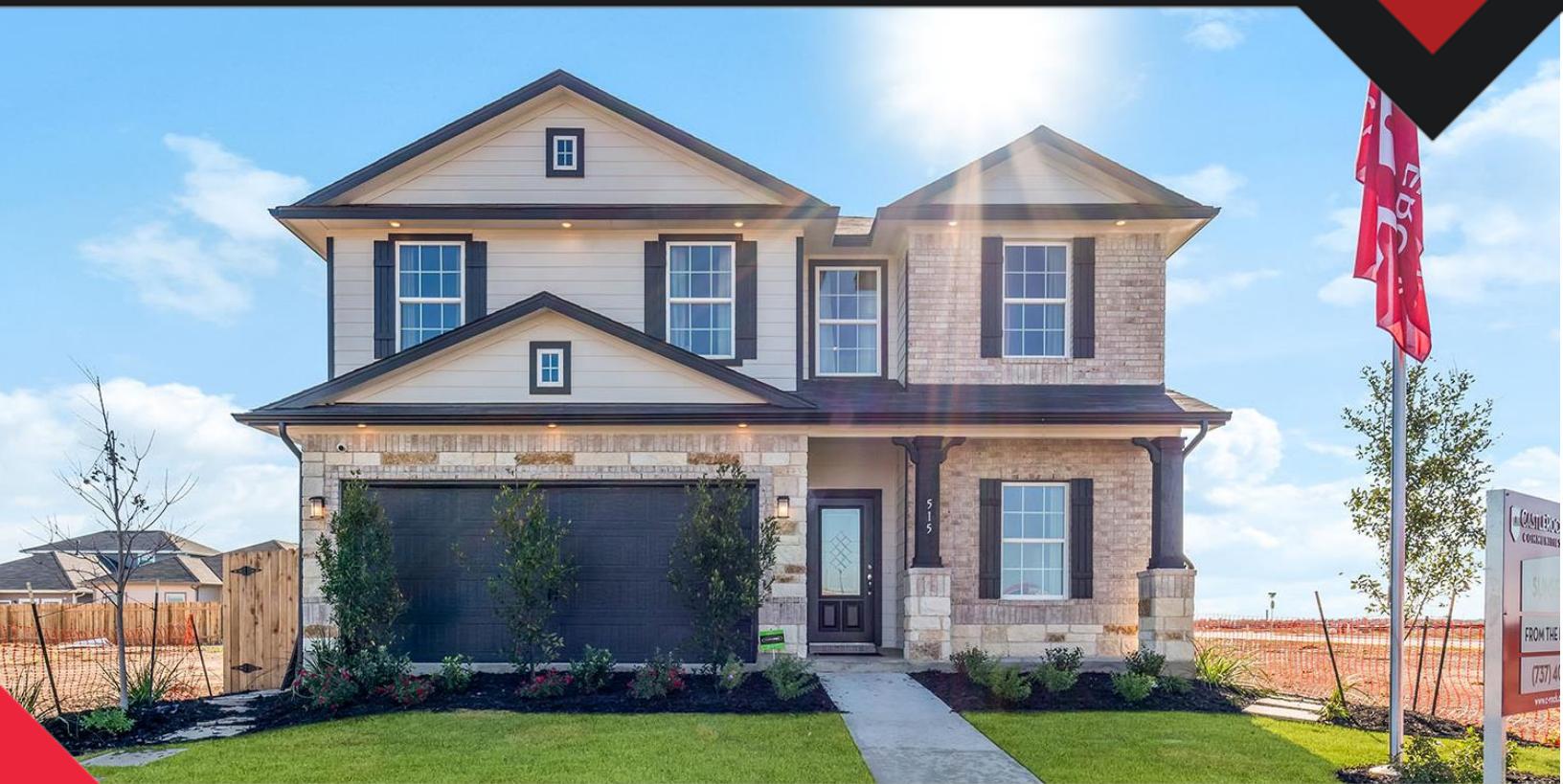




## Sunset Oaks | Maxwell, TX



Welcome to Sunset Oaks, where convenience meets comfort just a quick 30-minute drive from downtown Austin in Maxwell, TX. Conveniently positioned near Kyle, the Sunset Oaks neighborhood offers easy access to a myriad of shopping, entertainment, and outdoor adventures, including hiking and kayaking along the stunning San Marcos River. Embrace the outdoors in our landscaped green spaces, while the young ones explore our dedicated playground. Other fantastic amenities residents get to enjoy are the community pool, picnic areas, and a basketball court! Sunset Oaks presents move-in ready homes meticulously designed to meet your discerning tastes. With low tax rates, energy-efficient features, and a variety of floor plans offered, Sunset Oaks by CastleRock Communities is more than just a neighborhood; it's a lifestyle. Call for more information today!

## Sunset Oaks

515 Plateau St., Maxwell, TX 78656  
 737-400-4752

### Public Schools

Clear Fork Elementary School  
 Lockhart Junior High School  
 Lockhart High School

512-398-0450  
 512-398-0770  
 512-398-0300

### Shopping & Entertainment

San Marcos Premium Outlets  
 HEB - San Marcos  
 Red Oak Village  
 Sam's Club

512-396-2200  
 512-396-8880  
 512-392-1963

### Private Schools/Daycares

Stepping Stone School - Kyle  
 Bonham Pre-Kindergarten School  
 Extend-a-Care for Kids  
 Money's Play House

512-268-0123  
 512-393-6031  
 512-268-5912  
 737-315-0290

### Homeowner's Association

Sunset Oaks HOA (\$35/Mo)

\$420

### Emergency Services - Dial 911

Maxwell Fire and Rescue  
 San Marcos Police Department  
 Kyle Police Department  
 Caldwell County Constable Precinct 3  
 Caldwell County Sheriff's Office

512-357-0222  
 512-753-2108  
 512-268-0859  
 512-359-4718  
 512-398-6747

### Property Tax Information

|                        |           |                 |
|------------------------|-----------|-----------------|
| Lockhart ISD           | \$        | 0.954600        |
| Caldwell County        | \$        | 0.439000        |
| Caldwell County ESD #2 | \$        | 0.100000        |
| Caldwell County ESD #5 | \$        | 0.100000        |
| Farm to Market Road    | \$        | 0.000100        |
| <b>Estimated Total</b> | <b>\$</b> | <b>1.593700</b> |

### Area Churches

Martindale Baptist Church  
 Hill Country Church  
 Promiseland San Marcos Church  
 Church of St. Michael

512-357-6780  
 512-353-5322  
 512-392-4357  
 512-398-7475

### Community Colleges

ACC: Hays Campus

512-262-6500

### Local Utility/Service Providers

PEC Electric  
 Unigas  
 Maxwell Water Supply Corp  
 Centric Fiber  
 Texas Disposal Systems (Trash)

888-554-4732  
 832-592-3294  
 512-357-6253  
 832-592-3294  
 844-873-7734

### Medical Facilities

|                                      |              |
|--------------------------------------|--------------|
| Acension Seton Hays                  | 512-324-5000 |
| Baylor Scott and White - Buda        | 737-999-6200 |
| Warm Springs Rehabilitation Hospital | 512-262-0821 |
| Christus Santa Rosa Hospital         | 512-753-3690 |

### Public Services

|                               |              |
|-------------------------------|--------------|
| Maxwell Post Office           | 800-275-8777 |
| 32 FM 1966, Maxwell, TX 78656 |              |



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## Sunset Oaks 40's

Cobalt Lite Series Homes

### EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Two-tone exterior paint per program
- Upgrade elevations available
- 25-year Black Shadow shingles
- Decorative black address numbers
- White frame windows with screens on operable windows
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 insulated steel garage doors with decorative hardware and pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- \*\*Covered patio option available

### ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing
- Nickel finish door hardware
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative 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

- Flat panel cabinets with 30" uppers
- GE Freestanding gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite kitchen countertops with 50/50 undermount stainless steel sink and 3x6 ceramic tile backsplash
- Chrome dual lever Delta faucet
- Garbage disposal at kitchen sink

### LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble bath countertops with square edge and integral rectangular sink
- Super shower at master bath with 3x6 white tile surround over backerboard
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Flush-mounted LED down lighting at vanities
- Chrome bath faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan

### DESIGNER FLOORING

- Luxury vinyl plank flooring at entry, kitchen/breakfast, dining, family, baths, utility, and other high traffic locations per plan/diagram
- Carpet over 3/8-inch pad

### ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 15 SEER Lennox HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

### 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 access
- Copper wiring with protective housing on exterior GFCI outlets
- 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

- Eight 5-gallon shrubs in front yard
- One 2" caliper oak tree
- Fully fenced rear yard per community guidelines
- Fully sodded front, side, and rear yard
- Automatic sprinkler system at front and rear yard
- Gutters at front, sides, and rear of home
- 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



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## Sunset Oaks 45's

Cobalt Series Homes

### EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Enhanced elevations with hardi siding per plan
- Upgrade elevations available with brick or stone per plan
- Upgrade elevations available
- 25-year Black Shadow shingles
- White frame windows with screens on operable windows
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 insulated steel garage doors with decorative hardware and pre-wire for automatic opener
- 16-foot driveway with 3-foot privacy walk to entry
- Decorative black address numbers

### 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
- Nickel finish door hardware
- Monterey drag texture at ceiling and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

### CHEF'S KITCHEN

- Flat panel cabinets with 30-inch uppers
- GE Free-Standing gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite kitchen countertops with undermount stainless steel sink and 3x6 ceramic tile backsplash
- Chrome dual lever Delta faucet
- Garbage disposal at kitchen sink

### LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
- Master bath includes separate tub and shower with 3X6 white tile shower and tub surround over backerboard and a garden window
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan

\*\*Super shower option available

### DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8-inch pad
- Professional decorator assistance with one 2-hour appointment

### ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 15 SEER Lennox HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

### 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 access
- Copper wiring with protective housing at exterior GFCI outlets
- 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

- Eight 5-gallon shrubs in front yard
- One 2" caliper oak tree
- Fully fenced rear yard per community guidelines
- Fully sodded front, side, and rear yard
- Automatic sprinkler system at front and rear yard
- Gutters at front, sides, and rear of home
- Two exterior hose bibs per plan with anti-siphoning device

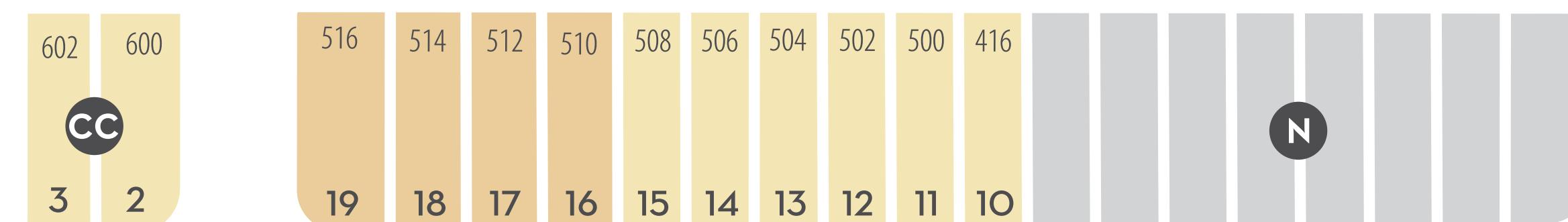
### CUSTOMER SERVICE HIGHLIGHTS

- 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

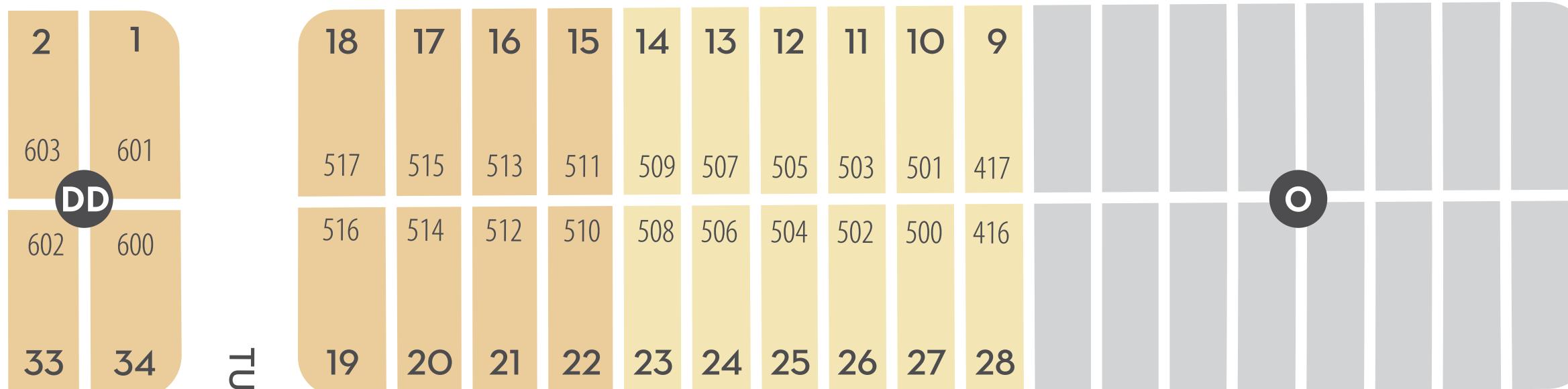


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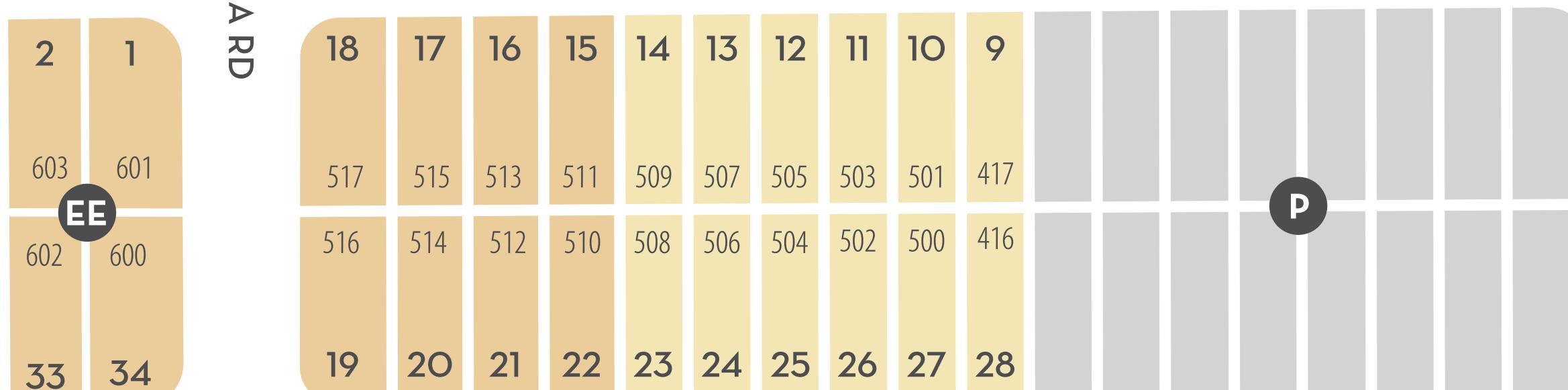
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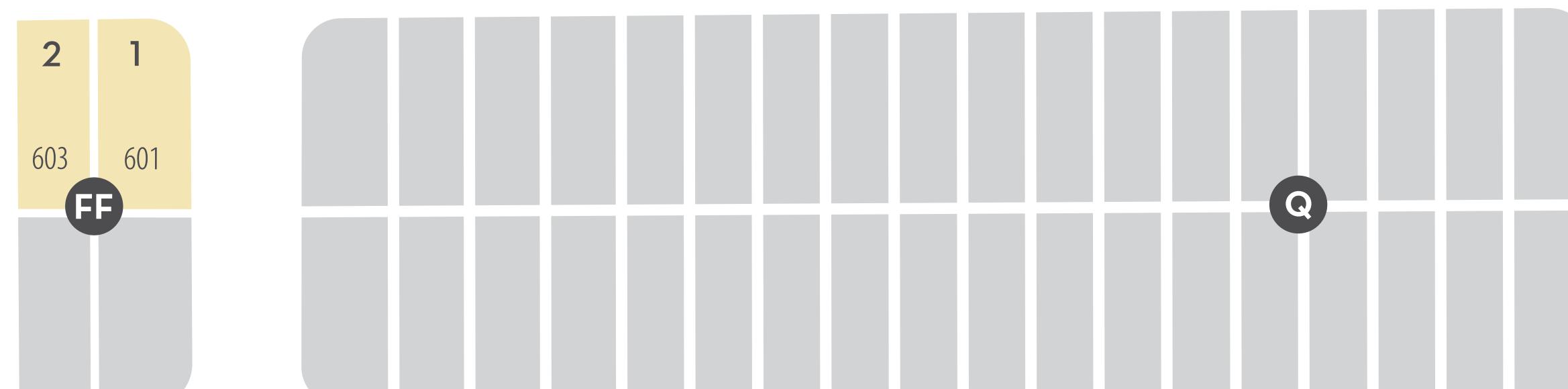
PLATEAU ST



TUNDRA RD



ESTUARY DR

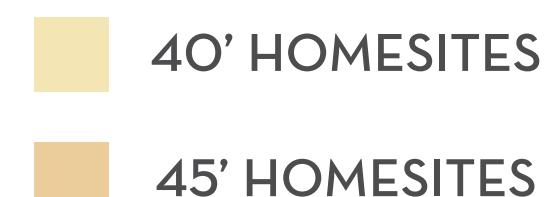


GULLY ST



LAGOON DR

SUMMIT LN


 INVENTORY

 AVAILABLE

 SOLD

 CLOSED


**Sunset Oaks**

Cobalt Series

03/20/25

**One-Story Homes**
**Base Price**

|              |      |   |           |
|--------------|------|---|-----------|
| <u>Oak</u>   | 1365 | 3 bedrooms, 2 bathrooms, integrated kitchen and family area, formal dining, bedroom #3 or optional study and optional covered patio         | \$275,990 |
| <u>Pecan</u> | 1570 | 3 bedrooms, 2.5 bathrooms, massive family room and dining area combination, optional study in lieu of bedroom #3 and optional covered patio | \$287,990 |
| <u>Maple</u> | 1689 | 3 bedrooms, 2.5 bathrooms, family room, integrated kitchen, breakfast and living area, formal dining, optional covered patio                | \$299,990 |

**Two-Story Homes**

|                 |      |   |           |
|-----------------|------|---|-----------|
| <u>Elm</u>      | 1737 | 3 bedrooms, 2.5 bathrooms, large family room, kitchen, formal dining area, 2nd floor gameroom, optional covered patio                             | \$312,990 |
| <u>Mesquite</u> | 1963 | 3 bedrooms, 2.5 bathrooms, kitchen opened to family room, large dining area, optional covered patio   | \$316,990 |
| <u>Ash</u>      | 2198 | 4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.                       | \$321,990 |
| <u>Hickory</u>  | 2334 | 4 bedrooms, 2.5 bathrooms, large family room, dining area, spacious kitchen with island, mud room, upstairs gameroom, and optional covered patio. | \$330,990 |



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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 estate property. Equal housing opportunity.

**Sunset Oaks**

Cobalt Series

09/30/24

| <b>One-Story Homes</b>               |      |   | <b>Base Price</b> |
|--------------------------------------|------|---|-------------------|
| <a href="#"><u>Comal</u></a>         | 1604 | 3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4                      | \$314,990         |
| <a href="#"><u>Aquila</u></a>        | 1772 | 3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio  | \$320,990         |
| <a href="#"><u>Sabine</u></a>        | 1915 | 3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath                                      | \$327,990         |
| <b>Two-Story Homes</b>               |      |   |                   |
| <a href="#"><u>Lavaca</u></a>        | 2109 | 4 bedrooms, 2.5 bathrooms, spacious family room, combined kitchen and dining area, upstairs gameroom. Optional features: covered patio and master luxury bath or super shower | \$333,990         |
| <a href="#"><u>Rio Grande</u></a>    | 2507 | 4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio                                     | \$341,990         |
| <a href="#"><u>Trinity Model</u></a> | 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              | \$345,990         |
| <a href="#"><u>Concho</u></a>        | 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            | \$369,990         |



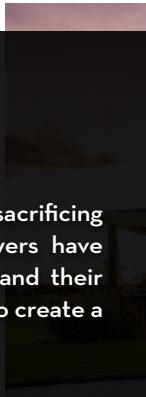
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## QUALITY AND SUSTAINABILITY UNDER ONE ROOF

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.