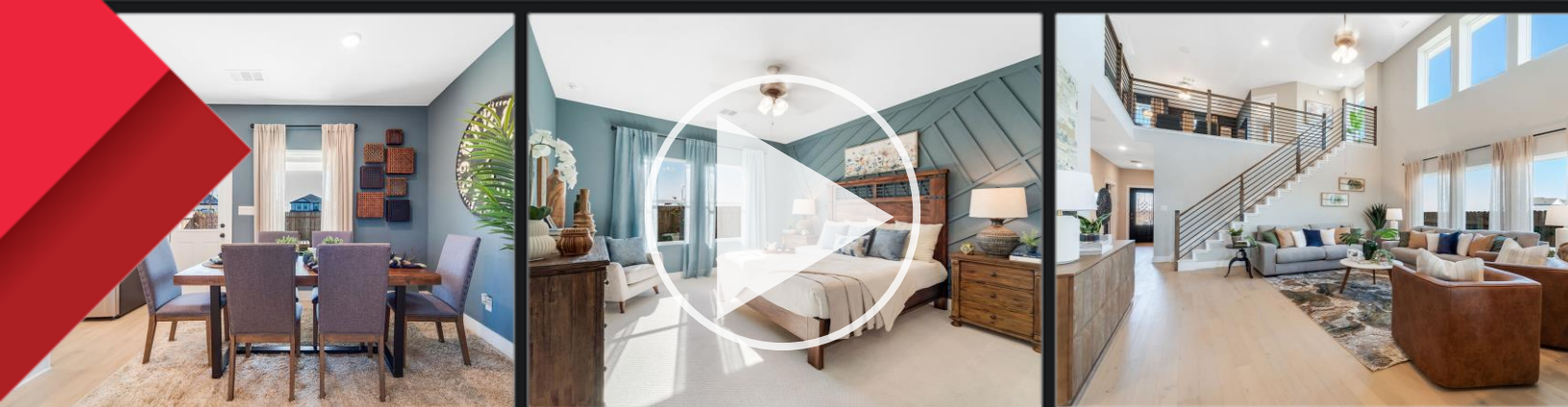




CASTLEROCK COMMUNITIES

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!

C-ROCK.COM

Arizona | Tennessee | Texas



Daiwa House Group.



MERCURY
LUXURY HOMES



Sunset Oaks

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

Public Schools

Clear Fork Elementary School	512-398-0450
Lockhart Junior High School	512-398-0770
Lockhart High School	512-398-0300

Private Schools/Daycares

Stepping Stone School - Kyle	512-268-0123
Bonham Pre-Kindergarten School	512-393-6031
Extend-a-Care for Kids	512-268-5912
Money's Play House	737-315-0290

Emergency Services - Dial 911

Maxwell Fire and Rescue	512-357-0222
San Marcos Police Department	512-753-2108
Kyle Police Department	512-268-0859
Caldwell County Contable Precint 3	512-359-4718
Caldwell County Sheriff's Office	512-398-6747

Area Churches

Martindale Baptist Church	512-357-6780
Hill Country Church	512-353-5322
Promiseland San Marcos Church	512-392-4357
Church of St. Michael	512-398-7475

Local Utility/Service Providers

PEC Electric	888-554-4732
Unigas	832-592-3294
Maxwell Water Supply Corp	512-357-6253
Centric Fiber	832-592-3294
Texas Disposal Systems (Trash)	844-873-7734

Shopping & Entertainment

San Marcos Premium Outlets	512-396-2200
HEB - San Marcos	512-396-8880
Red Oak Village	
Sam's Club	512-392-1963

Homeowner's Association

Sunset Oaks HOA (\$35/Mo)	\$420
---------------------------	-------

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

Estimated Total	\$	1.593700
------------------------	-----------	-----------------

Community Colleges

ACC: Hays Campus	512-262-6500
------------------	--------------

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	





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





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

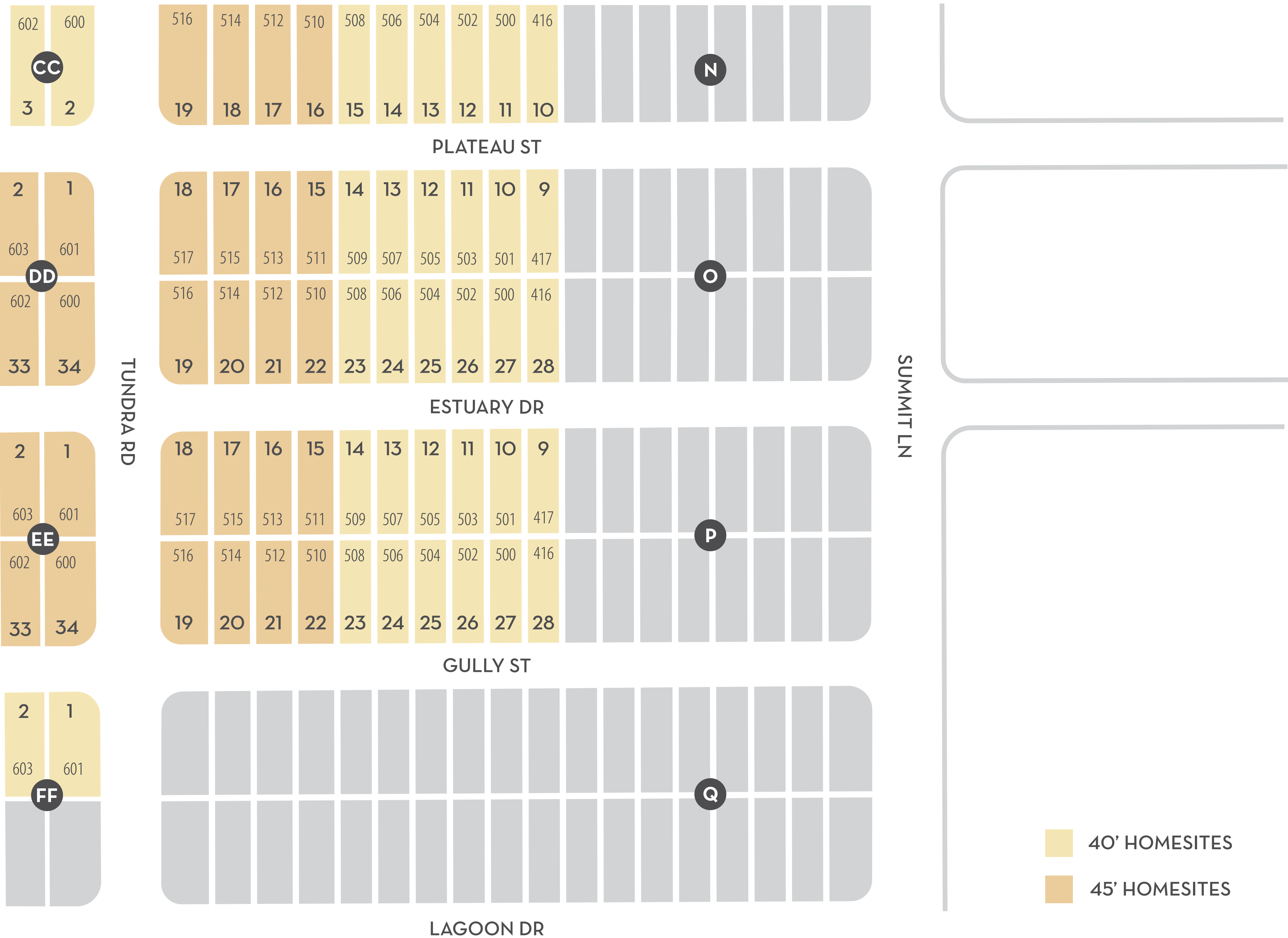
LANDSCAPING PACKAGE

- 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







Sunset Oaks

Cobalt Series

03/20/25

One-Story Homes

Base Price

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

Two-Story Homes

Elm	1737	3 bedrooms, 2.5 bathrooms, large family room, kitchen, formal dining area, 2nd floor gameroom, optional covered patio	\$312,990
Mesquite	1963	3 bedrooms, 2.5 bathrooms, kitchen opened to family room, large dining area, optional covered patio	\$316,990
Ash	2198	4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.	\$321,990
Hickory	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



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

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

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	\$314,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$320,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$327,990

Two-Story Homes

Lavaca	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
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	\$341,990
Trinity Model	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
Concho	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





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.



C-ROCK.COM