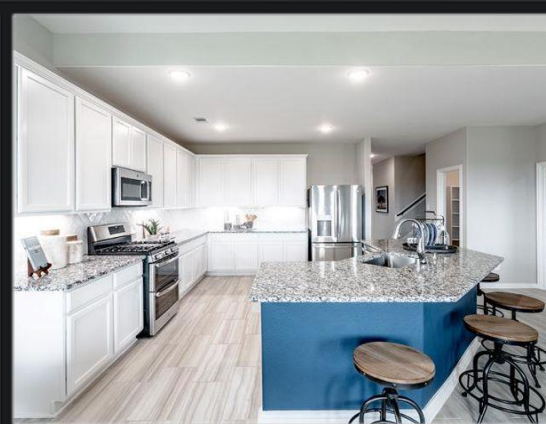
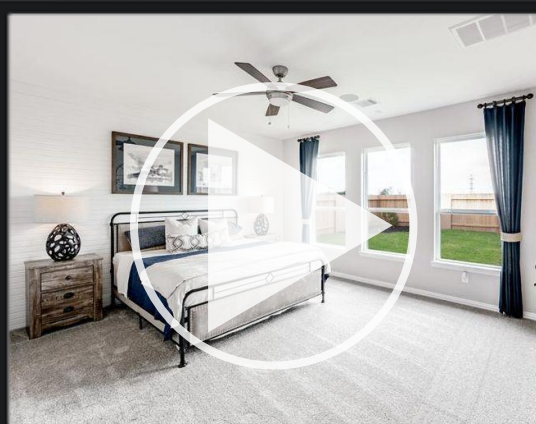
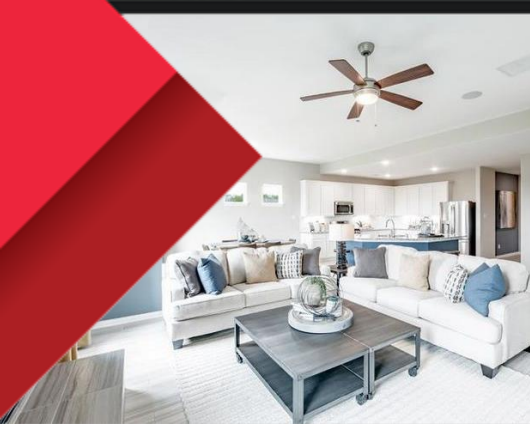




CASTLEROCK COMMUNITIES

Martha's Vineyard | Alvin, TX



In the heart of Alvin, the gated community of Martha's Vineyard resides. This charming community is perfectly situated off Highway 6 and provides quick access to Galveston, Freeport, Pearland, Houston, and the downtown medical center. Relish in the beauty this community offers like the magical water views, wooded lots, and oversized lots as well. CastleRock at Martha's Vineyard offers diverse floor plans with three car garage options available on most home sites. Martha's Vineyard has something for everyone and offers amenities that are perfect for any lifestyle, like the beautiful community splash pad to relax in with your family and friends. You will fall in love once you enter this amazing community. Let us begin building your dream home today. **[Click here for a virtual tour!](#)**



Martha's Vineyard

317 Merlot Dr. Alvin, TX 77511

Phone (281) 968-1804

Model: Fitzgerald

Community Schools

Alvin ISD	281-338-1130
Hood-Case Elementary School	281-585-5786
GW Harby Junior School	281-585-6626
Alvin High School	281-245-3000

Private Schools/Daycares

Living Stones Christian School	281-331-0086
Ms. Susans Child Care	281-585-5140
A Child Is Born Academy	281-585-9600

Emergency Services - Dial 911

Alvin Police Department	281-388-4370
Fire Department Non Emergency	281-585-3232

Local Utility/Service Providers

City Of Alvin	281-388-4264
Trash and Pick-Up	281-388-4264
Comcast (Cable)	713-637-5690
AT&T (Telephone)	800-222-0300
CenterPoint (Gas)	800-332-7143
TXU (Electric)	800-868-1388

Medical Facilities

Alvin Medical Center	281-331-6141
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Public Services

City of Alvin	281-388-4264
Animal Control	281-388-4331
Poison Control Center	800-764-7661

Shopping Retail

Stanton's Shopping Center	281-331-4491
Wal-Mart	281-585-5188
Kroger	281-388-3400
H-E-B	281-585-5188

Property Tax Information

Brazoria County	\$0.270664
BCMUD #24	\$1.250000
Alvin ISD	\$1.192300
Conservation and Reclaims District #3	\$0.150000
Brazoria County Emergency District	\$0.077385
Alvin Community College	\$0.151264
Road and Bridge Fund	\$0.043284

Total Tax rate (before Homestead)	\$3.134897
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Homeowner's Association

Annual HOA Fee	\$500
UPI Property Management	281-947-8675

Community Colleges

College of Mainland	888-258-8859
UH Clear Lake	281-283-7600
Alvin Community College	281-756-3500





Martha's Vineyard

Silver Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front, side, and rear elevations to 9' per plan
- 30-year dimensional Black Shadow shingles
- Custom address block
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handleset
- 9100 Series Sonoma insulated steel garage door - windstorm enhanced
- Pre-wire at garage door for future automatic door opener
- 10X10 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Art niches and archways per plan
- Decorative California rails on rake walls and overlooks per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners first floor accent areas
- Nickel finish door hardware and light fixtures
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures
- Painted interior garage walls

**Fireplace option available (direct vent only)

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers and choice of colors
- GE slide in gas range, dishwasher, space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray

**Optional island for most plans

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- 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

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths and utility
- Wide selection of carpet over 3/8- inch pad
- Professional decorator assistance through Design Gallery with two 2-hour appointments

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- 15 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- Third-party insulation inspections
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third-party insulation inspections
- Electric washer/dryer connections (**gas connections are an available option)

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- Coach lights at front, rear and garage door per plan
- 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, master, study, and media room per plan
- Cable TV pre-wire at gameroom per plan
- Security pre-wire with 3 keypad pre-wire locations, 1 motion detector pre-wire location, contacts at first-floor doors, and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell
- Windstorm certified

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- Two 2" caliper oak trees
- Fully sodded front and side yards to fence with front yard sprinkler system
- Gutters at front of home with 2-foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6-foot privacy fence at rear yard with one gate

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





Martha's Vineyard 65's

Silver Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front, side, and rear elevations to 9' per plan
- Three car Garage
- 30-year dimensional Black Shadow shingles
- Custom address block
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
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- Coach lights at front, rear and garage door per plan
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- Copper wiring with protective housing on exterior GFCI outlets
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LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
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- Gutters at front of home with 2-foot returns per plan
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- 6- foot privacy fence at rear yard with one gate

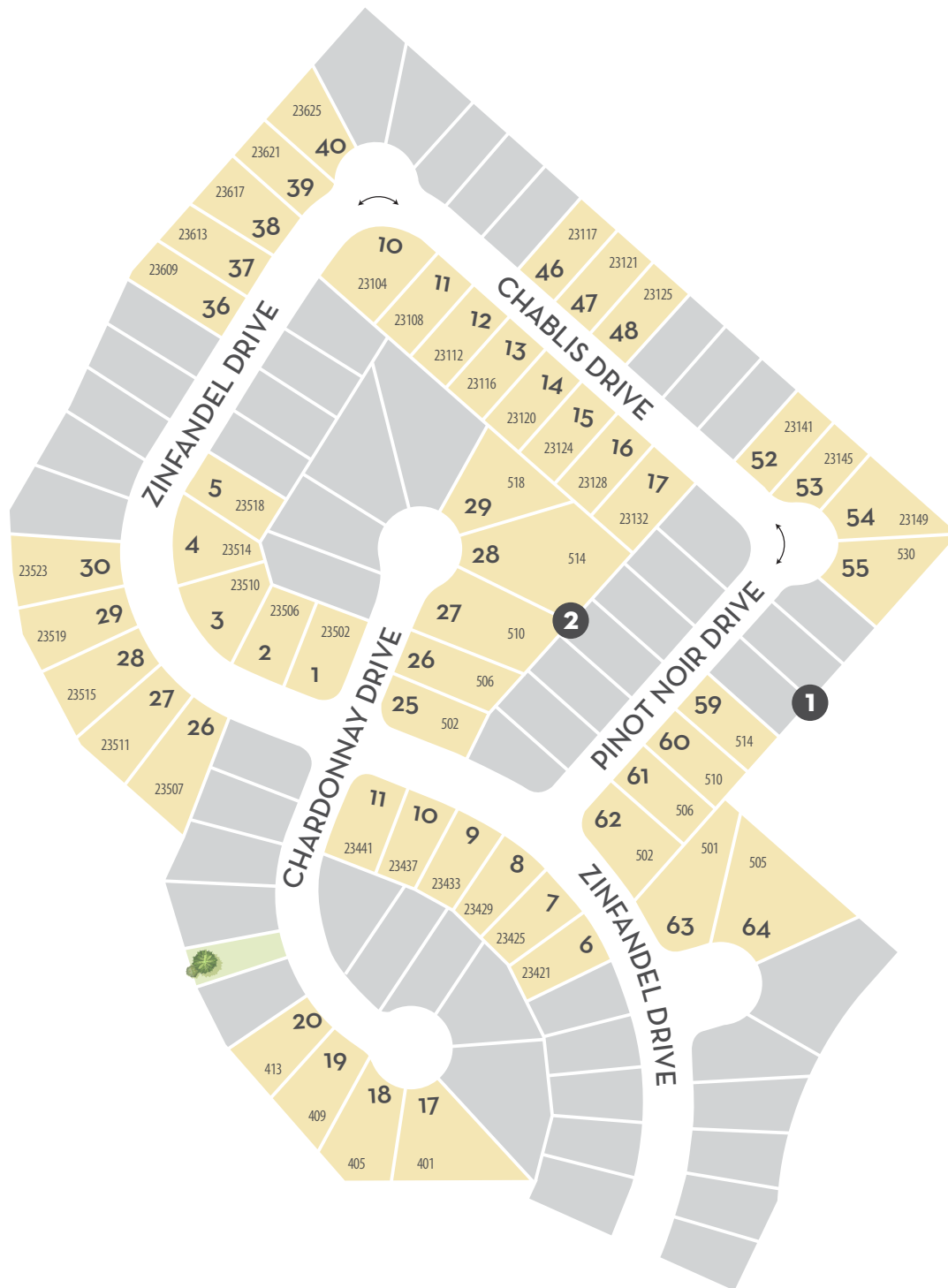
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- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
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- Pre-move in orientation meeting with construction manager





MARTHA'S VINEYARD



● INVENTORY

● AVAILABLE

● SOLD

● CLOSED





MARTHA'S VINEYARD



● INVENTORY ● AVAILABLE ● SOLD ● CLOSED





Martha's Vineyard

Silver Series

60' homesites

06/03/25

One-Story Homes			Base Price
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$295,990
Whitman	1857	3 bedrooms, 2 bathrooms, open concept kitchen, large family room and formal dining area combination. Optional features: kitchen island, fireplace and covered patio	\$298,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$312,990
Hemingway	2099	3 bedrooms, 2.5 bathrooms, study, open concept kitchen, dining, and family room area. Optional features: covered patio, fireplace and super shower.	\$304,990
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	\$319,990
Frost	2418	3 bedrooms, 2.5 bathrooms, open concept kitchen, formal dining, and living room area. Optional Features: fireplace, covered patio and 2nd floor bonus room with bath #3.	\$337,990
Two-Story Homes			
Emerson	2452	4 bedrooms, 3 bathrooms, integrated kitchen and breakfast area, formal dining, large family room. Optional features: covered patio, study, media room or gameroom.	\$344,990
Yuma	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$352,990
Fitzgerald <small>Model</small>	2637	4 bedrooms, 3 bathrooms, study, large family room, integrated kitchen with dining area, game room. Optional features: bedroom #5 and covered patio	\$364,990
Dickinson	2696	3 bedrooms, 2.5 bathrooms, large kitchen-breakfast area with optional island, formal dining, huge family room, study, game room. Optional features: bedroom #4, covered patio, covered balcony and fireplace	\$367,990
San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$368,990
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	\$367,990
Silverthorne	2959	4 bedrooms, 2.5 bathrooms, 2-story formal dining, open to family room, kitchen with optional island, study, game room, media room, covered patio	\$377,990
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	\$395,990

Available with 3 Car Garage Option on most homesites



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.



Martha's Vineyard 65's

Silver Series

06/03/25

One-Story Homes			Base Price
Greeley	1801	3 bedrooms, 2 bathrooms, open concept kitchen, dining, and family room area, spacious pantry and walk-in closets, covered patio option	\$309,990
Whitman	1857	3 bedrooms, 2 bathrooms, open concept kitchen, large family room and formal dining area combination. Optional features: kitchen island, fireplace and covered patio	\$313,990
Creede	2009	3 bedrooms, 2 bathrooms, study, large family room, integrated kitchen with dining area. Optional features: bedroom #4 and covered patio	\$319,990
Hemingway	2099	3 bedrooms, 2.5 bathrooms, study, open concept kitchen, dining, and family room area. Optional features: covered patio, fireplace and super shower.	\$327,990
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	\$335,990
Frost	2418	3 bedrooms, 2.5 bathrooms, open concept kitchen, formal dining, and living room area. Optional Features: fireplace, covered patio and 2nd floor bonus room with bath #3.	\$352,990
Two-Story Homes			
Emerson	2452	4 bedrooms, 3 bathrooms, integrated kitchen and breakfast area, formal dining, large family room. Optional features: covered patio, study, media room or gameroom.	\$359,990
Yuma	2575	4 bedrooms, 3 bathrooms, open concept kitchen, dining and 2-story family room area. Optional features: fireplace and covered patio	\$367,990
Fitzgerald <small>Model</small>	2637	4 bedrooms, 3 bathrooms, study, large family room, integrated kitchen with dining area, game room. Optional features: bedroom #5 and covered patio	\$379,990
Dickinson	2696	3 bedrooms, 2.5 bathrooms, large kitchen-breakfast area with optional island, formal dining, huge family room, study, game room. Optional features: bedroom #4, covered patio, covered balcony and fireplace	\$382,990
San Marcos	2697	4 bedrooms, 2.5 bathrooms, integrated kitchen and dining, 2-story family room, spiral staircase, game room, optional covered patio	\$383,990
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	\$382,990
Silverthorne	2959	4 bedrooms, 2.5 bathrooms, 2-story formal dining, open to family room, kitchen with optional island, study, game room, media room, covered patio	\$392,990
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	\$412,990

****All Homes Include a 3-Car Garage****



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

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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.



C-ROCK.COM