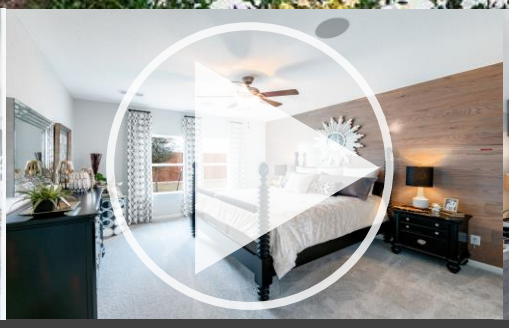
www C-ROCK.COM

CASTLEROCK COMMUNITIES | MERCURY Luxury Homes by CASTLEROCK

PARK PLACE SOUTH

Texas City, TX



LUXURY LIVING FOR AN AFFORDABLE PRICE

Master Plan • Dickinson ISD • Resort-Style Amenities

Introducing Park Place South, nestled in the heart of Texas City and conveniently located only minutes from Interstate 45 and 1764 for easy access to incredible amenities. Not only are you minutes away from excellent restaurants, entertainment venues and mega shopping centers such as Mall of the Mainland and La Marque Outlet Mall, but residents are also near Kemah Boardwalk, Gulf Greyhound Park, and Historic Galveston Island. Children will attend exemplary schools within Dickinson ISD. This gorgeous community has so much to offer, but perhaps the most attractive of them all is the low tax rates and extensive options of features to personally customize your dream home with. Visit Park Place South today to see why over 12,000 families have trusted CastleRock Communities with building their dream homes.

Park Place South

Texas City, TX 77591
Phone: 281-727-0240

Property Tax Information	
Texas City	$0.540000
Appraisal District	$0.000000
Drainage #2	$0.055231
Galveston County	$0.504396
Mainland College	$0.204254
CO Road & Flood	$0.011741
Dickinson ISD	$1.450000
Total Tax Rate (before homestea	$2.765622

Homeowner's Association

No HOA

Annual Dues	$0.00

Emergency Numbers	
Texas City Fire Department	409.643.5700
Police Department-City of Texas	409.643.5720

Medical Facilities	
HCAHouston Healthcare Mainlan	409.938.5000
UTMB Health Primary	409.986.9686

Area Churches

Churches of every denomination are available
See consultant for information.

Local Utility/Service Providers	
Centerpoint Energy (Gas)	281.331.4449
Reliant (Electric)	713.207.7777

Community Schools

Hughes Road Elementary
11901 Hughes Rd Dickinson TX 77539

John and Shamarion Barber Middle
5651 FM 517 E Dickinson, TX 77539

Dickinson High School
2800 Baker Dr Dickinson, TX 77539

Private Schools-Daycares	
Primrose School of League City	281.337.0450
Lighthouse Learning Academy	281.535.5353
Pine Drive Christian School	281.534.4881

Community Colleges	
College of the Mainland	409.938.1211
University of Houston Caretaker	409.986.7611

Grocery Stores	
HEB	281.337.5142
Buc-ee's	979.238.6390
Sam's Club	409.986.9100
Walmart Supercenter	409.986.6000

Public Services	
Post Office	1800.275.8777

Offers, designs, amenities, features, available locations, schools, options, prices and availability are subject to change without notice. Please see the actual home purchase agreement foradditional information, disclosures, and disclaimers relating to the home and its features.

Park Place South

Cobalt Series Homes

EXTERIOR DETAILS
- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and side elevations to 9' per plan
- Two story homes to include rear brick to 9' per plan
- Upgrade elevations available
- 25-year Black Shadow Shingles
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 Series Sonoma insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16 foot driveway with 3 foot privacy walk to entry
- Decorative black address numbers

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
- Dragged Monterey 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 in family room
- Kichler designer light fixtures

CHEF'S KITCHEN
- Flat panel birch cabinets with 30 inch uppers
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite kitchen countertops with ceramic tile backsplash
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS
- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with dual vanities per plan
- Oversized soaker tub with arm rests in master bath
- Master bath has separate tub and shower with 6X6 white tile shower and tub surround over hardibacker and garden window
- Secondary bath tub/shower has 6X6 white tile over hardibacker
- Chrome bath faucets and tissue holders
- 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 efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A 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
- Dual-pane LowE366 windows with double locks
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

ENGINEERING & ADVANCED COMFORT TECHNOLOGY
- Professionally engineered and designed post-tension foundations
- Engineered framing and windstorm 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 pan
- Cable TV pre-wire family, master and gameroom per plan
- Lighted front entry doorbell
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE
- Eight 5-gallon shrubs in front yard
- One 2" caliper pine tree
- 6 foot privacy fence at rear yard with one gate
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- Two exterior hose bibs with anti-siphoning device

CUSTOMER SERVICE HIGHLIGHTS
- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our opinion, value. he prices of our homes, included features and available locations are subject to change without notice.

CASTLE ROCK COMMUNITIES

Park Place South

Cobalt Series

10/08/20

One-Story Homes			Base Price
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	$262,990
Trinity	2513	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study or otional bedroom #5, 2nd floor game room, optional covered patio	$266,990
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	$280,990

If you would like to view all of our available homes, click here.

The builder reserves the right to change prices, products and plans at any time without notification. The included features, and available locations are subject to change without notice. All square footages listed are subject to slight variation. Prices listed are base prices and do not include upgrade elevations, lot premiums, and options. We reserve the right to substitute 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.