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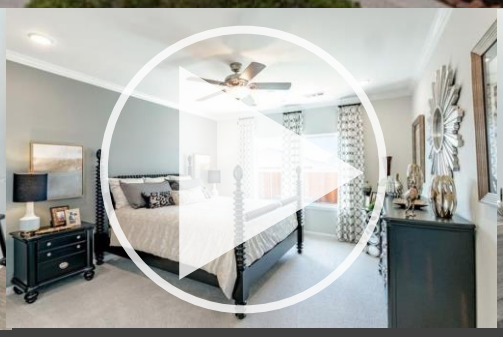
CASTLEROCK COMMUNITIES | MERCURY Luxury Homes by CASTLEROCK

MEDICAL CENTER SOUTH

Houston, TX



LUXURY LIVING FOR AN AFFORDABLE PRICE

Master Plan • Houston ISD • Resort-Style Amenities

If you want to live the urban lifestyle without the inconvenience of noisy traffic, then Medical Center South – Sunnyside is the perfect location for you. This exceptional Houston neighborhood is ideally situated inside of Beltway 8 just south of the 610 loop and east of Highway 288, making your commute that much easier! This community puts you only minutes away from the renowned Houston Medical Center, NRG Stadium, and all of the amenities of the eccentric city of Downtown Houston. Children will attend exemplary schools within Houston ISD.! Contact us today for more information and learn how CastleRock Communities can turn your dreams into a reality.

Medical Center South - Sunnyside

4521 Rosemont Street, Houston, TX, 77051
Phone (832) 477-7740

Community Schools	
Houston ISD	713-556-6000
Whidby Elementary School	713-746-8170
Cullen Middle School	713-746-8180
Yates High School	713-748-5400

Private Schools/ Daycares	
St. Peter the Apostle Middle School	713-747-9484
Wonderland Private School	713-741-8005
Beatrice Mayes Institute Charter	713-747-5629
Wheeler Avenue Christian Academy	832-844-3558
Wallipp Preparatory Academy	713-225-1551
St. Mary of the Purification Montessori	713-522-9276
East Sunnyside Bible Academy	713-734-0409

Emergency Services - Dial 911	
Police Department	713-884-3131
Fire Department	832-394-6700
Emergency Preparedness	713-475-5588
Poison Control	800-222-1222
Memorial Hermann Hospital	713-791-9844
Patient's Medical Center	713-948-7000

Local Utility/Service Providers	
Reliant Energy (Electric)	713-207-7777
Centerpoint Energy (Gas)	713-659-2111
City of Houston (Water)	713-371-1400
Waste Management	713-686-6666

Area Churches

Churches of all denominations available.
See Sales Consultant for more info.

Shopping Retail	
Kroger	713-661-7175
Fiesta	713-731-2100
Cullen Grocery Store	713-733-5970
Texas Market Place	713-738-1625
Your Cake & Ice Cream Too!	281-854-4943
Burgers Fries 'n' Things	713-731-4545
T P Seafood Market & Restaurant	713-731-0301
Sunnyside Community Center	832-395-7586
Encore Theater	832-578-1705
44 Entertainment Group	281-382-0746
Miller Outdoor Theatre	832-487-7102

Property Tax Information	
Houston ISD	$1.20670
Harris County	$0.41858
Harris County Flood Control Dist.	$0.02877
Port of Houston Authority	$0.01155
Harris County Hospital Dist.	$0.17108
Harris County Dept. of Education	$0.00519
HOU Community College	$0.10026
City of Houston	$0.58831
Estimated Total	**$2.74290**

Homeowner's Association	
None	n/a

Helpful Websites

https://www.houstonwaterbills.houstontx.gov/ProdDP/Default/Default
http://www.c-rock.com/
https://www.doxo.com/
https://www.txu.com/
https://www.atmosenergy.com/
http://www.att.com/

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.

Medical Center South

Cobalt Series Homes

EXTERIOR DETAILS
- Beautifully designed elevations with 6:12 roof pitches
- Brick on front elevations 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 countertops with square edge and 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 integrated square sink per plan
- Shower/tub enclosure in owner's bath
- Shower/tub enclosure in secondary bath
- Chrome bath faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan

**Super shower option or luxury bath 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 plan
- Cable TV pre-wire in master and game room per plan
- Security system with control panel, battery backup, 1 interior siren, 3 keypad pre-wire locations, 1 finished keypad, 1 finished motion detector at family, contacts at first-floor doors and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE
- Eight 5-gallon shrubs in front yard
- Two 2" caliper oak trees
- 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

Medical Center South - Sunnyside

Cobalt Series

03/03/21

Two-Story Homes			
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	$289,990

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.