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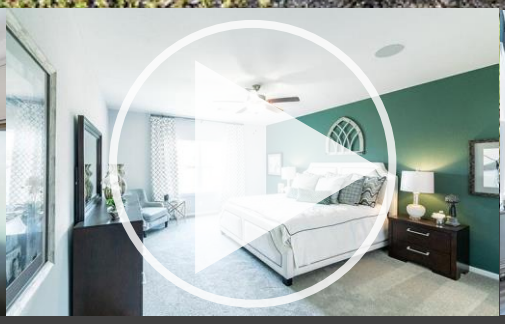
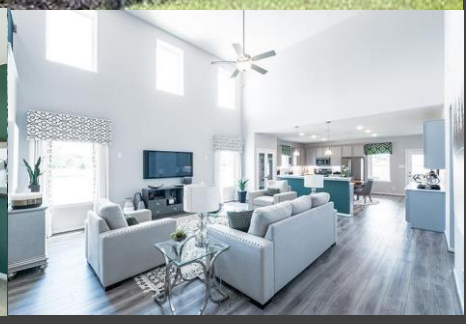
CASTLEROCK COMMUNITIES | MERCURY Luxury Homes by CASTLEROCK

GRAND JUNCTION

Tomball, TX





LUXURY LIVING FOR AN AFFORDABLE PRICE

Master Plan • Tomball ISD • Resort-Style Amenities

Recognized as one of the best places to live, Tomball is home to the stunning community of Grand Junction. With quick access to the Woodlands, the Grand Parkway, and Beltway 8, this fast-growing community makes commuting a breeze. This affordable community gives you the opportunity to save big with competitively low tax rates. Grand Junction is a family-friendly community surrounded by the best shopping, restaurants, museums, markets, and entertainment venues around. If you're the outdoorsy type, there are several local parks, winding trails, and lakefront views with a fishing lake and sporting facility located in the surrounding Tomball area. Children will attend exemplary schools within Tomball ISD. Welcome home to Grand Junction by CastleRock Communities. **Click here for a virtual tour!**

Grand Junction

802 Junction Point Lane, Tomball, TX 77375

Phone 281-401-9827

Community Schools	
Tomball Intermediate School	281-357-3150
Tomball Junior High School	281-357-3000
Tomball High School	281-357-3220
Tomball Star Academy	281-357-3222
Tomball Memorial High	281-449-1011
Tomball Elementary	281-357-3280

Private Schools/ Daycares	
Rosehill Christian	281-351-8114
First Baptist Church Child Care	281-351-5333
Step By Step Child Care	281-351-8197
Susanna Wesley Day School	281-255-9301
Great Oaks	281-516-7296

Emergency Services - Dial 911	
Harris County Sheriff's Office District 5	713-221-6000
Poison Control	800-222-1222
Coastal EMS	281-351-8272
Emergency	911

Area Churches
River of Praise Church
Church 1:37
Faithbridge
First Presbyterian Church
Northside Christian Church
The Brook Church Community
Community of Faith
Champion Forest Baptist Church
St Anne Catholic Church

Local Utility/Service Providers	
Water-City of Tomball	281-351-5484
Gas - CenterPoint Energy	713-659-2111
Electric-Power to Choose (over 50 different plc	http://powertochoose.org/
Cable- Comcast	800-934-6489
Phone- AT&T	844-855-1539
Trash - To be determined by HOA	

Medical Facilities	
Tomball Regional Medical	281-401-7500
Tomagwa Healthcare Ministries Clinic	281-357-0747

Shopping/ Retail
Tomball Town Center
Tomball Market Place
Tomball Crossings
Vintage Park

Property Tax Information	
Tomball ISD	$1.290000
Harris County	$0.407130
Harris County Flood Control	$0.027920
Port of Houston Authority	$0.010740
Harris County Hospital District	$0.165910
Harris County Education Department	$0.005000
Lone Star College System	$0.107800
City Of Tomball	$0.341455
Harris County Emergency Service Dist	$0.096700
Total Tax rate (before Homestead)	**$2.452655**
Annual PID Fee (15 years only)	**$1,800.75**

Homeowner's Association	
HOA Annual Fee	$750
Transfer fee (one-time fee)	$175

Grocery Stores
Kroger
Walmart Super Center
HEB

Community Colleges	
Lone Star College - Tomball	281-351-3300
Houston Community College	281-492-7198
Vocational Nursing Institute	832-237-2525

Public Services	
US Post Office	800-275-8777
Tomball Community Library	832-559-4200
Voters / Automobile Registration	888-368-4689
METRO / Mass Transit	713-635-4000
www.hou-metro.harris.tx.us	

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.

Grand Junction

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 insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 18-foot driveway with 3-foot privacy walk to entry
- 5-foot-wide public walks per city requirements
- 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 blade 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 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 bathtub/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

- National energy code- third party verified
- 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 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
- 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.

CASTLEROCK COMMUNITIES

GRAND JUNCTION

Section 1

INVENTORY AVAILABLE SOLD CLOSED

EQUAL HOUSING OPPORTUNITY

COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION C-ROCK.COM

The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, and specifications without notice. All maps, plans, landscaping, and elevation renderings are artist's conceptions and not to scale.

CASTLE ROCK COMMUNITIES

Grand Junction

Cobalt Series

03/22/21

One-Story Homes			Base Price
Frio	1362	3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study	$211,990
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	$220,990
Aquila	1772	2 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, study or optional bedroom #3 and optional covered patio	$226,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	$227,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	$239,990
Two-Story Homes			
Gemini	2184	3 bedrooms, 2.5 bathrooms, large open concept family room, kitchen and breakfast area, formal dining, 2nd floor game room and optional covered patio	$255,990
Blanco	2280	4 bedrooms, 2.5 bathrooms, open concept family room and kitchen, 2-story dining room, study, 2nd floor game room. Optional Features: covered patio and master luxury bath	$257,990
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	$265,990
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 *Model*	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	$282,990

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.