



CASTLEROCK COMMUNITIES

Carmel | Pflugerville, TX



This top-selling master planned community, located in Pflugerville, offers a charming, family-friendly environment and the convenience of shopping and entertainment venues just minutes away. Proximity to I-35, and a 20-minute drive to Austin makes commuting a breeze. Children will attend schools in the highly acclaimed Pflugerville ISD, with Weiss High School being just next door. Residents will be able to take full advantage of Carmel's close location to hiking and biking trails, and will have access to the gorgeous, 180-acre Lake Pflugerville! If you like a nice round of golf every now and then, Blackhawk Golf Course is a short drive away. With our unique customizations and upgrades, you're able to build the home you've always desired. [Click here for a virtual tour!](#)

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Houston | Austin | San Antonio | Dallas

 Daiwa House Group®

 MERCURY
LUXURY HOMES

CARMEL

16905 Casanova Ave, Pflugerville, TX 78660

Phone (512) 465-2063

Model: Concho Plan

Public Schools

| | |
|---------------------|--------------|
| Pflugerville I.S.D. | 512-594-0000 |
| Mott Elementary | 512-594-4700 |
| Cele Middle School | 512-594-3000 |
| Weiss High School | 512-594-1400 |

Pre-Schools & Day Care Providers

| | |
|--------------------------------|--------------|
| The Children's Courtyard | 512-989-6500 |
| Pflugerville Montessori School | 512-251-0428 |
| Panther Patch Learning Center | 512-251-7188 |
| La Petite Academy | 512-251-0347 |
| All Aboard Daycare | 512-928-9622 |
| YMCA-Pflugerville | 512-928-9622 |

Emergency Services - Dial 911

| | |
|---|--------------|
| Travis County Sheriff's Dept. | 512-974-0845 |
| Fire Administration Office | 512-251-2801 |
| Travis County ESD #2 | |
| Emergency (FIRE) | 512-251-4100 |
| St. David's Medical Center Round Roc | 512-341-1000 |
| St. David's Emergency Center-Stone H | 512-532-2200 |
| St. David's Urgent Care Clinic-Stone Hi | 512-901-1000 |

Area Churches

| | |
|-------------------------------|--------------|
| First Baptist Church | 512-251-3052 |
| St. Elizabeth Catholic Church | 512-251-3052 |
| Immanuel Lutheran Church | 512-251-4494 |
| Tree of Life Church | 512-990-3444 |
| Shoreline Christian Church | 512-310-2244 |
| Hill Country Bible Church | 512-990-7777 |

Local Utility/Service Providers

| | |
|------------------------------|--------------|
| TXU Energy (Electric) | 512-242-9113 |
| Atmos Energy (Gas) | 800-460-3030 |
| City of Pflugerville (Water) | 512-251-3076 |
| AT&T (phone/cable/Internet) | 877-910-0501 |
| IESI (Trash) | 512-282-3508 |

Local Post Office - Zip Code: 78660

| | |
|------------------------|--------------|
| 301 Heatherwilde Blvd. | 512-251-1184 |
|------------------------|--------------|

Shopping & Entertainment

| | |
|-------------------------------|---------------|
| HEB | 512-251-0002 |
| H.E.B. Pharmacy | 512-251-5286 |
| Stone Hill Town Center | 512-251-9464 |
| Cinemark Stone Hill | 512-251-0938 |
| Blackhawk Golf Course | 512- 251-9000 |
| Pflugerville Park & City Pool | 512-251-5082 |
| Dell Diamond | 512-255-2255 |
| Round Rock Premium Outlets | 512-863-6688 |
| Walmart | 512-252-0122 |
| SuperTarget | 512-687-2064 |
| 24 Hour Fitness | 512-354-3101 |

Property Tax Information

| | |
|-----------------------------------|------------------|
| <i>Entity rates from 2020</i> | |
| Travis County | \$0.37436 |
| City of Pflugerville | \$0.48630 |
| Pflugerville ISD | \$1.42230 |
| Travis County ESD #2 | \$0.10000 |
| Travis County Healthcare District | \$0.11031 |
| MUD #23 | <u>\$0.41010</u> |
| Estimated Total | \$2.90337 |

Homeowner's Association

| | |
|--|--------------|
| HOA : \$75 Quarterly | |
| PAMco | 512-918-8100 |
| P.O. Box 200145 | |
| Austin, Tx 78720 | |
| www.pamcotx.com | |

HELPFUL WEB SITES

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|--|
| www.pflugervilleisd.net |
| www.c-rock.com |
| www.cityofpflugerville.com/ |
| www.txu.com/energy |
| www.atmosenergy.com |
| www.att.com |



Carmel

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Enhanced elevations with brick on front and sides to 9' per plan
- Two story plans to include brick rear to 9' per plan
- Covered rear patio 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 Series Sonoma insulated steel garage door with 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
- 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 and ceramic tile backsplash
- Undermount stainless steel dual bowl sink
- 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 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
- 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 foundation

- 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
- Two 2" caliper oak trees
- Fully fenced rear yard
- Fully sodded front and side yards to fence
- Two exterior hose bibs per plan 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





Carmel Cobalt Series

02/22/21

| 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 | \$337,990 |
| Pedernales | 1800 | 4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio | \$348,990 |
| Sabine | 1915 | 3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath | \$362,990 |
| 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 | \$382,990 |
| 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 | \$385,990 |
| 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 | \$393,990 |
| Trinity | 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 | \$396,990 |
| 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 | \$415,990 |

