



YOUR PERSONAL HOME BUYING GUIDEBOOK

SANDCASTLEHOUSTON.COM



OUR STORY

At Sandcastle Homes, we're not just building houses; we're cultivating a legacy of homes that embody quality, value, and integrity. Since our inception in 1995, we've dedicated ourselves to pioneering Houston's Inner Loop new home market. Our mission has been unwavering: deliver exceptional luxury homes at unbeatable prices, coupled with unparalleled customer service.

Through our journey, we have focused on superior design, enduring construction quality, and energy-efficient features. Celebrated for our commitment and innovation, we've secured a reputation as Houston's premier home builder, ensuring our customers receive the best value and a positive home buying experience from start to finish. Join us at Sandcastle Homes, where your dream home awaits, ready to be filled with new stories and memories.





OUR PLANS

PLAN	SIZE	BEDS	BATHS	STORIES	EXTRA SPACES
Athens	2422	3	2.1	2	game room
Amsterdam	3099	4	3.1	2 ½	game room
Barcelona	2514	3	2.1	2	game room
Bordeaux	2576	3	2.1	2	study, game room
Chesapeake	2532	3	2.1	2	study, game room
Coronado	2458	3	2.1	2	study, game room
Geneva	2543	3	2.1	2	study, game room
Gibraltar	2601	3	2.1	2	formal living, study, garage apt (opt)
Lisbon	2470	3	2.1	2	game room
Manchester	2501	3	2.1	2	study, garage apt (opt)
Monterrey	1975	3	2.1	2	loft
Sterling	2426	3	2.1	2	study, game room
Warwick	3125	4	3.1	2	study, game room

Sample elevations depicted. Other elevations available.

THE ATHENS

 2422 SF
  3 BEDS
  2.1 BATHS



THE AMSTERDAM

 3099 SF
  4 BEDS
  3.1 BATHS



THE BARCELONA

2514 SF

3 BEDS

2.1 BATHS



THE BORDEAUX

2576 SF

3 BEDS

2.1 BATHS



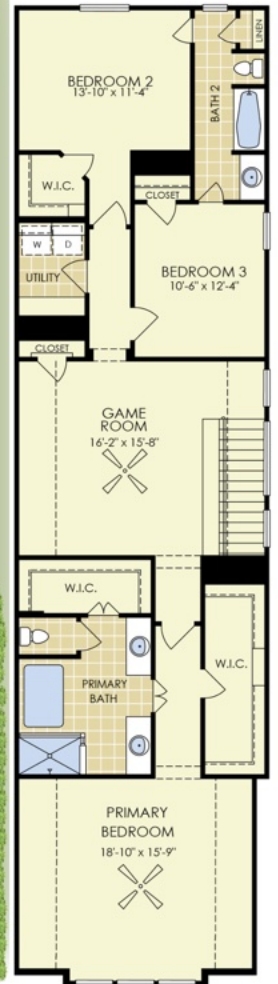
FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

THE CHESAPEAKE THE CORONADO

 2532 SF

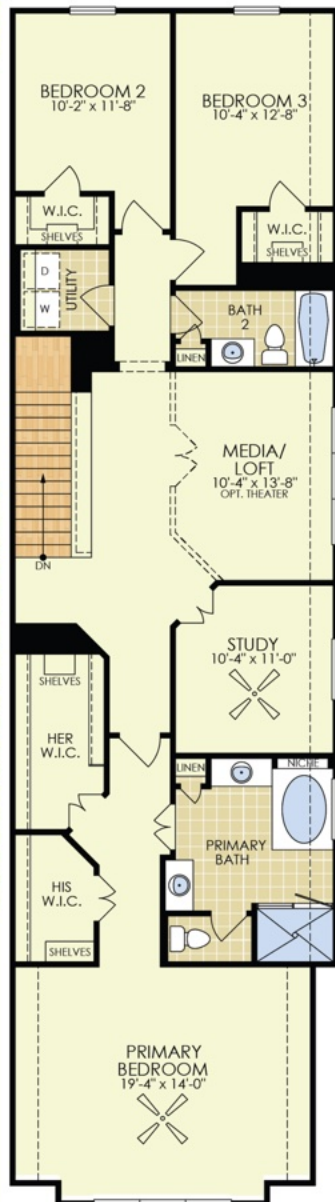
 3 BEDS

 2.1 BATHS

 2458 SF

 3 BEDS

 2.1 BATHS



THE GENEVA

2543 SF

3 BEDS

2.1 BATHS



THE GIBRALTAR

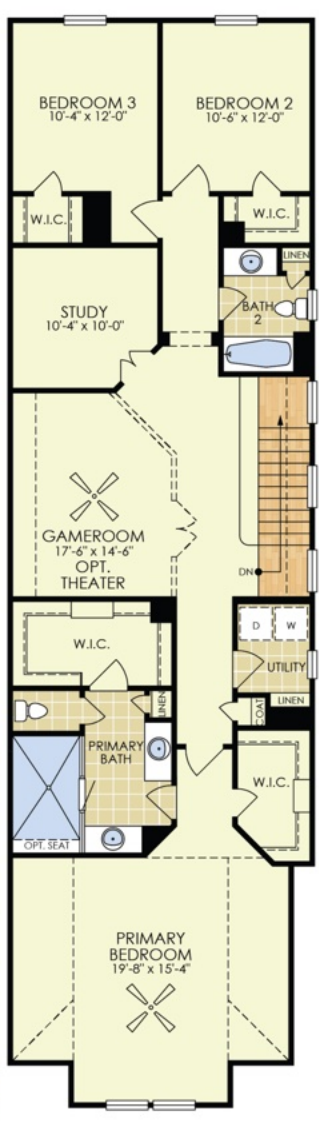
2601 SF

3 BEDS

2.1 BATHS



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

THE LISBON

 2470 SF

 3 BEDS

 2.1 BATHS



THE MANCHESTER

 2501 SF

 3 BEDS

 2.1 BATHS



THE MONTERREY

1975 SF

3 BEDS

2.1 BATHS



THE STERLING

2426 SF

3 BEDS

2.1 BATHS



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



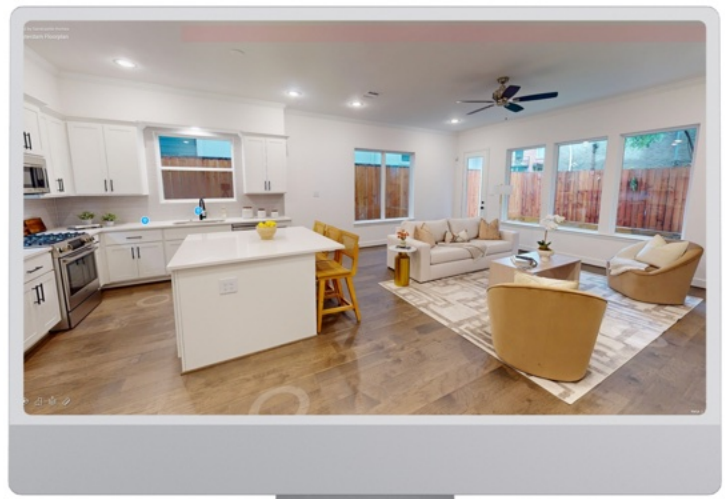
SECOND FLOOR

THE WARWICK

 3125 SF

 4 BEDS

 3.1 BATHS



explore online



OUR ONLINE 3D DIGITAL TWINS ARE THE PERFECT WAY TO EXPLORE OUR FLOOR PLANS. TAKE VIRTUAL MEASUREMENTS, WALK THROUGH EACH OF OUR LAYOUTS AND FIND OUT WHICH SANDCASTLE PLAN IS RIGHT FOR YOU!



FIRST FLOOR



SECOND FLOOR


Sandcastle Homes

MUST HAVE
floorplan features

- ✓ FIRST FLOOR LIVING
- ✓ GENEROUS YARDS
- ✓ FLOWING, OPEN PLANS
- ✓ EXPANSIVE PRIMARY SUITES
- ✓ FIRST-FLOOR POWDER ROOM
- ✓ SECONDARY LIVING AREAS
- ✓ PRIVATE DRIVEWAYS
- ✓ TWO-CAR GARAGES



WHAT IS STANDARD IN ALL OUR HOMES

CLASSIC EXTERIORS:

- Mahogany and leaded-glass front door from builder's selections
- Long-lasting, aluminum 16 ft. garage door with opener
- Classic siding elevations **Brick Where Applicable*

ELEGANT INTERIORS:

- Classic interior trim detailing, including crown moldings and panel doors
- Wood floors in the entry, kitchen, living, dining areas and stairs
- Durable, stain-resistant carpet over ½" pad
- Ceiling fans in the living room, primary suite, breakfast, and game room*
- Sherwin Williams low VOC paint
- Spacious walk-in closets
- Brushed nickel fixtures and hardware
- Decorative wrought iron balusters, oak handrails, and oak newels
- Game room built-in bookshelves*

MODERN, WELL-EQUIPPED KITCHEN:

- Quartz countertops with subway tile backsplash
- Stainless steel, single bowl under-mount sink with Moen pullout faucet, and disposal
- Stainless steel LG appliances, including 5 gas burner slide-in range with self-cleaning oven, microwave, and Energy Star-rated dishwasher
- Engineered wood floors
- Custom painted, maple, or alder cabinets (one color per house) with 42" uppers, brushed nickel hardware, and soft-close drawer glides
- Waste bin pullouts

CONSTRUCTION OF ENDURING QUALITY:

- Hardie cement siding with a 30-year manufacturer's warranty
- Professionally engineered foundations
- 30-year shingles

LUXURIOUS BATHS:

- Luxurious stand-alone tub and separate shower in the primary bath
Note: The Geneva features an oversized luxurious shower in place of a tub.
- Quartz vanities with under-mount sinks
- Designer tile floors, tub, and shower surrounds
- Moen fixtures in brushed nickel finish
widespread in primary bathroom
- Semi-frameless glass enclosure and tile shower pan in primary bathroom

ENERGY EFFICIENT FEATURES:

- Energy-preserving insulation in walls and ceilings
- 7/16" Radiant Barrier roof decking
- Goodman-Amana 15 SEER2 air conditioning and natural gas furnace with a 10-year manufacturer's warranty
- Continuous soffits vents
- Sill seal between sill plate and slab
- Double pane, low-E glass, vinyl windows
- Programmable thermostat
- Tankless water heater
- 80 CFM bathroom vents
- Advanced framing for better insulation
- Media filter in the attic

TECHNOLOGY:

- Security system pre-wired for downstairs integrated keypad
- 6 pairs of Cat6 and RG-5 Coaxial outlets
- Pre-wired for security cameras at the perimeter of the home
- On Q Structured Wiring Can
- Built-in pest control system

LANDSCAPE:

- Generous planting package with stepping stone and gravel entry walk
- Full gutters on the home
- 6' or higher cedar fence
- Underground drainage system
- Wrought iron gate/fence*



**Sandcastle Homes reserves the right to make additions, deletions, and other changes to the features listed herein, and to substitute products and materials of similar quality to maintain acceptable standards and conform to any required building codes. Features may vary from home to home and depending upon site and plan. Dated 04/10/2025*