




Sandcastle Homes

THE WAY HOUSTON
LIVES NOW.

QUALITY & VALUE SINCE 1995



YOUR PEACEFUL PLACE IN THE HEART OF HOUSTON

Designed for the neighborhood. Built for your life.

There's a reason you want to live close in. The streets have character. The neighbors actually wave. You're ten minutes from downtown, from your favorite restaurant, from the park where you walk on Sunday mornings — and when you're home, it finally feels like it.

Every Sandcastle home is designed around the way Houston families actually live — with first-floor entertaining spaces that flow, private or gated access that makes coming home easy, fenced backyards that belong to you, and smart floorplans that grow with you over time.

Sandcastle Homes has been building in Houston's most established close-in areas for more than 30 years. Not because it's trendy. Because we live here too, and we know exactly what it means to find the right home in the right place.

This isn't a starter home or a compromise. It's the home you've been looking for, in the neighborhood you already love. We're glad you found us — and we can't wait to show you what's possible.



WHAT SETS SANDCASTLE HOMES APART?

First-floor living in every plan — no stairs between you and your kitchen, your backyard, or your front door.

Private or gated access — whether it's your own driveway or a gated enclave, you always come home on your own terms.

Fenced backyards — real outdoor space that belongs to you, designed for Houston's indoor-outdoor lifestyle.

Smart floorplans built for real life — oversized pantries, generous walk-in closets, flexible loft and game room spaces, and first-floor powder rooms as standard.

ASID award-winning interior design — our designers hand-select every finish, so your home looks intentional from day one.

30 years of Houston infill expertise — we've been building in these neighborhoods since 1995, with the same leadership, the same standards, and more than 1,200 happy homeowners across the city.

A team that knows your neighborhood — our New Home Concierge team lives and works in the same communities we build in. When you have a question, you're talking to someone who actually knows the answer.

No HOA in most communities — no monthly fees, no restrictions, no approval committees. Select gated communities maintain a minimal HOA for shared amenities only.



BUILT BY A LOCAL LEADER

QUALITY & VALUE SINCE 1995



Sandcastle Homes was founded in Houston in 1995 with a straightforward mission: build better homes in the neighborhoods Houstonians actually want to live in. Thirty years later, that mission hasn't changed — and neither has the leadership. With more than 1,200 homes built across Houston's most established close-in neighborhoods, Sandcastle has earned a reputation that only comes from doing the work, year after year, in the same city you call home.

Our long-tenured GHBA and ASID award-winning team ensure every home reflects timeless style and practical functionality. We're proud to have shaped some of Houston's most beloved neighborhoods — and we're not done yet. When you buy a Sandcastle home, you're not just getting a well-built house. You're joining a community of more than 1,200 families who already know what you're about to discover.



WE STAND BEHIND EVERY HOME WE BUILD.

Every Sandcastle home comes backed by a comprehensive warranty — because our relationship with you doesn't end at closing. From workmanship to major structural systems, we've got you covered long after you move in. See page 18 for warranty details.



SMART PLANS.

*Designed for the way
Houston actually lives*

First-Floor Living / Yards / Room to Grow



Every Sandcastle home starts with a question most builders forget to ask: how do you actually live? Not just where you sleep — but where you land after a long day, where friends gather on a Friday night, where your kids do homework while you cook dinner. The answer shapes everything from ceiling height to closet depth to the placement of the powder room.

That's why every plan in our portfolio features first-floor living, a two-car garage, and tons of smart storage — because in Houston's Inner Loop, those things aren't upgrades. They're the baseline. From the compact-but-complete Monterrey to the expansive Amsterdam, there's a Sandcastle plan designed to fit your life. Explore them all — and scan any QR code to take a 3D walkthrough before you ever set foot inside.

♥ FIND YOUR PERFECT MATCH



PLAN	SQ FT	BEDS	BATHS	EXTRA SPACES	BEST FOR
Amsterdam	3,099	4	3.1	Game room, covered porch, 3rd floor flex	Multigenerational living or the ultimate work-from-home setup
Athens	2,422	3	2.1	Game room	Open living with a game room that does it all
Bordeaux	2,576	3	2.1	Study, game room	The work-from-home buyer who refuses to compromise
Chesapeake	2,532	3	2.1	Study, game room (opt. media room)	Sandcastle's most popular plan — and it's easy to see why
Geneva	2,543	3	2.1	Study, game room, covered porch	Elevated everyday living, inside and out
Kensington	2670+	4+	3.1+	Game room, opt. guest quarters	The only plan with a first-floor primary and detached garage
Lisbon	2,470	3	2.1	Game room	Traditional feel, wider lot, thoughtful from entry to pantry
Monaco	2,834	4	3.1	Game room, study, 3rd floor flex	Wide façade, four beds, three-plus baths, room for everything
Monterrey	1,975	3	2.1	Flex space	Sandcastle's best value — smart, efficient, nothing wasted
Rio	2,359	3	2.1	Game room, study	Traditional curb appeal with an oversized garage and mudroom
Sterling	2,426	3	2.1	Study, game room	More house than the square footage suggests
Warwick	3,125	4	3.1	Study, game room	Built for the home chef and everyone they love

Favorite Sandcastle Features

- ◆ FIRST-FLOOR LIVING IN EVERY PLAN ◆ TWO-CAR GARAGES THROUGHOUT ◆ FENCED BACKYARDS ◆
- ◆ EXPANSIVE PRIMARY SUITES ◆ FIRST-FLOOR POWDER ROOMS ◆ FLEXIBLE UPPER-LEVEL SPACES ◆
- ◆ PRIVATE OR GATED ACCESS ◆ WALK-IN CLOSETS ◆ DIMMABLE LIGHTS ◆

THE AMSTERDAM



3099 SF



4 BEDS



3.1 BATHS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



- covered back patio
- oversized kitchen
- game room
- dual primary closets
- huge third-story bedroom

THE ATHENS



2492 SF



3 BEDS



2.1 BATHS



FIRST FLOOR



SECOND FLOOR



- collasal game room
- dual primary closets
- generous seconary bedrooms with walk-in closets

THE BORDEAUX



2576 SF



3 BEDS



2.1 BATHS



FIRST FLOOR



SECOND FLOOR



- downstairs study
- coat closet and discreetly placed powder room
- game room with serious wall space and fantastic natural light

THE CHESAPEAKE



2532 SF



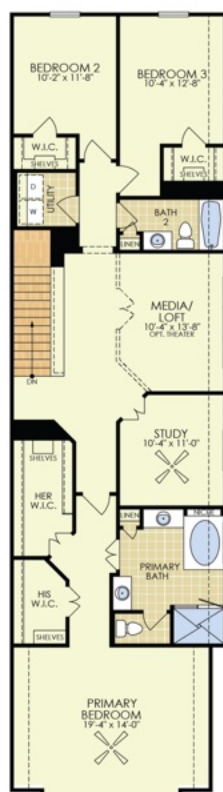
3 BEDS



2.1 BATHS



FIRST FLOOR



SECOND FLOOR



- Mudroom bench
- Dual primary closets
- Primary bath with soaking tub, shower, & natural light

THE GENEVA



2543 SF



3 BEDS



2.1 BATHS



FIRST FLOOR



SECOND FLOOR



- large covered back porch
- oversized primary shower with dual showerheads
- generous dining room and coat closet

THE KENSINGTON



2670+ SF



4+ BEDS



3.1+ BATHS



FIRST FLOOR



SECOND FLOOR



OPTIONAL GARAGE APARTMENT



DETACHED GARAGE



- first-floor primary suite
- four bedrooms plus optional detached garage quarters
- oversized game room and a smart, functional second floor

THE LISBON



2470 SF



3 BEDS



2.1 BATHS



FIRST FLOOR



SECOND FLOOR



- Warm traditional entry with separate powder room and coat closet
- Huge pantry and big island kitchen
- Large upstairs game room with generous secondary spaces

THE MONACO



2834 SF



4 BEDS



3.1 BATHS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



- Wide, welcoming façade with versatile public spaces
- Oversized garage and all the best features of the Rio — plus more room to grow with study, loft, and gameroom.

THE MONTERREY



1975 SF



3 BEDS



2.1 BATHS



FIRST FLOOR



SECOND FLOOR



- Giant pantry and abundant kitchen storage
- Flex space perfectly sized for a home office, lounge, or wellness room
- Generously sized primary suite with an oversized closet

THE RIO



2359 SF



3 BEDS



2.1 BATHS



FIRST FLOOR



SECOND FLOOR



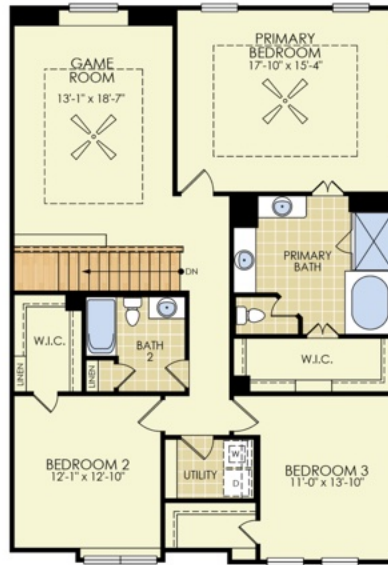
- Wide, welcoming traditional façade on a broader lot
- Oversized garage with mudroom and butler's pantry upgrade available
- Smart, efficient layout with game room and study upstairs

THE STERLING

 2426 SF

 3 BEDS

 2.1 BATHS



- Wider front façade with a downstairs study overlooking the street
- Well-sized game room and large secondary bathroom
- A plan that lives bigger than its square footage

THE WARWICK

 3125 SF

 4 BEDS

 3.1 BATHS



- Double-island kitchen with breakfast nook — made for the home chef
- Downstairs study, large living room, and generous game room

BUILT BETTER. By Design.



A KITCHEN WORTH COOKING IN

- Quartz countertops with tile backsplash
- Stainless LG appliances including 5-burner gas range
- Factory painted or stained maple or alder cabinets with 42" uppers and soft-close drawer glides
- Walk-in pantry per plan
- Stainless single bowl undermount sink with Moen pullout faucet

BATHS YOU'LL ACTUALLY RELAX IN

- Standalone tub and separate shower in most primary baths
- Designer tile floors, tub, and shower surrounds
- Quartz vanities with undermount sinks
- Moen fixtures in brushed nickel throughout
- Semi-frameless glass enclosure in primary shower

SPACES THAT WORK AS HARD AS YOU DO

- First-floor living in every plan — no stairs to your main living areas
- Engineered wood floors in entry, kitchen, living, and dining
- Crown molding and classic interior trim detailing throughout living areas and primary bedroom
- Ceiling fans in the living room, primary suite, breakfast area, game room, and dedicated studies
- Generous walk-in closets, linen closets, and built-in shelving per plan

BUILT FOR HOUSTON'S CLIMATE

- Rinnai tankless water heater
- Goodman-Amana 15 SEER2 AC with 10-year manufacturer's warranty
- 7/16" radiant barrier roof decking
- Double pane low-E glass vinyl windows
- Hardie cement siding with 30-year manufacturer's warranty
- Communities thoughtfully sited outside of higher-risk flood zones

CONNECTED & SECURE

- Outdoor cameras pre-wired at perimeter
- Smart garage door opener
- Cat6 and RG-5 coaxial outlets throughout
- Built-in pest control system
- Programmable thermostat

**SANDCASTLE HOMES RESERVES THE RIGHT TO MAKE ADDITIONS, DELETIONS, AND OTHER CHANGES TO FEATURES LISTED HEREIN. FEATURES MAY VARY FROM HOME TO HOME.*



One of the best parts of buying a new Sandcastle home is the opportunity to make it truly your own. From the moment you sign your contract, our team is ready to help you personalize your home — with guidance from our ASID award-winning designers and a curated menu of upgrades across every category. Many buyers start the conversation in our showroom, where you can see finishes, fixtures, and materials in person before making any decisions.



STRUCTURAL ENHANCEMENTS

Fireplaces, covered patios, gameroom buildouts, and other changes to the bones of your home. These decisions happen early — before framing begins.



KITCHEN & BATH

Appliance packages, farmhouse sinks, shower conversions, rainfall heads, cabinet configurations, and countertop upgrades across every level.



FLOORING & FINISHES

Hardwood throughout, premium carpet upgrades, designer tile packages, custom paint colors, and window treatments — all selected with your designer's guidance.



ELECTRICAL & SMART HOME

Additional outlets, ceiling fans, under-cabinet lighting, smart thermostats, and more. Timing matters here — electrical upgrades cost more after rough-in.



EXTERIOR & OUTDOOR LIVING

Covered patios, paver hardscaping, wrought iron fencing and gates, upgraded front doors, and exterior paint customization.



PREMIUM COLLECTIONS

The whole-home black hardware package, custom mirror upgrades, wine cabinets, and other finishing touches that set your home apart from the moment you walk in.

YOUR NEW HOME CONCIERGE WILL WALK YOU THROUGH THE FULL OPTIONS & SELECTIONS GUIDE AT YOUR DESIGN MEETING — INCLUDING CURRENT PRICING AND CONSTRUCTION STAGE DEADLINES.



WHEN YOU DECIDE matters

4 KEY DECISION WINDOWS

Building a new home is a process — and timing your decisions correctly can save you money and open up more options. Sandcastle's construction process moves through 15 stages from permits to closing. The upgrade windows below show you when key decisions need to be made. The earlier you decide, the more flexibility you have — and the better the price.

BEFORE ROUGH-IN

STAGES 3–4 | FRAME, CORNICE, & MECHANICALS

- Cabinet selections and configurations
- All electrical changes and additions
- AC system upgrades and damper systems
- Low voltage and smart home infrastructure
- Structural enhancements like fireplaces and gameroom buildouts

Missing this window means electrical work costs significantly more after sheetrock.

BEFORE CARPET AND WOOD FLOORS

STAGES 9–13 | TILE, FINISHES, AND PUNCH OUT

- Tile selections and layouts
- Flooring upgrades — hardwood, carpet levels, padding
- Window treatments & blinds
- Final finish selections and change orders

Some upgrades added at this stage may incur additional costs.

BEFORE THE SLAB IS POURED

STAGES 1–2 | THE EARLIEST AND MOST FLEXIBLE WINDOW

- Structural layout changes
- Plumbing additions (garage sink, extra hose bibs)
- Floor plugs
- Attached porches

This is your only opportunity for changes that affect the foundation.

BEFORE SHEETROCK

STAGE 5–6 | INSPECTIONS AND INSULATION

- Countertop selections
- Wall colors and interior paint
- Front door selection
- Exterior paint colors

Complete signed selections are required before construction can advance.

PRICES FOR SOME UPGRADES INCREASE — OR OPTIONS BECOME UNAVAILABLE — AFTER CERTAIN CONSTRUCTION MILESTONES. YOUR NEW HOME CONCIERGE WILL WALK YOU THROUGH ALL DEADLINES AT YOUR DESIGN MEETING.

HOW TO BUY A SANDCASTLE HOME

Buying a new construction home is different from buying a resale — and in the best possible way. You're not competing with other buyers, there's no negotiating over inspection repairs, and everything is brand new. But the process has its own rhythm, and we want you to know exactly what to expect from your first conversation with us all the way through closing day. Here's how it works.

01

EXPLORE YOUR OPTIONS

Browse floorplans and available homes online or reach out — we'll help you figure out what fits.

02

MEET YOUR NEW HOME CONCIERGE

Your dedicated concierge walks you through plans, upgrades, neighborhoods, and the buying process — no pressure, just answers.

03

TOUR AVAILABLE HOMES

Walk through available inventory and construction-stage homes in person, or scan any QR code in this guide for a 3D tour.

04

VISIT OUR DESIGN CENTER

See finishes, fixtures, and materials in person — especially if you're earlier in the process and want to fully personalize your home.

05

REVIEW YOUR OPTIONS

Which plan fits your life? Which neighborhood fits your commute? Take your time — we're here to help you think it through.

06

REVIEW CONTRACT DOCUMENTS IN PERSON

We review everything together at our office so you understand exactly what you're signing. Bring your Realtor.

07

SIGN & SECURE YOUR HOME

Contracts signed, earnest money submitted — your home is yours. Welcome to the Sandcastle family.



FROM CONTRACT to closing

Once you've signed, the real adventure begins. Here's everything that happens between securing your home and getting your keys — so you're never in the dark about what's coming next.



DESIGN MEETING & SELECTIONS



Work with our team to finalize your countertops, tile, flooring, paint, fixtures, and upgrades — the most exciting appointment in the process.



LOW VOLTAGE CONSULTATION



Connect with our partner Multimedia Solutions to plan your home's technology — cameras, whole-home audio, smart home systems, and more.



WINDOW TREATMENTS CONSULTATION



Explore custom shutters, automated shades, and more with our partner Houston Window Fashions — so your home is truly move-in ready.



UPGRADE DECISION WINDOWS



As construction progresses, your concierge will reach out at key milestones to make sure options are selected and to keep your build on schedule.



CONSTRUCTION PROGRESSES



Your home moves through 15 carefully managed stages. Your New Home Concierge stays available throughout for questions and updates.



PRIVATE INSPECTION



Bring in a third-party inspector of your choosing — we welcome it. Your concierge coordinates access and ensures the home is ready.



ORIENTATION WALK-THROUGH



Meet your Senior Construction Manager for a room-by-room walk-through — identify any final punch list items and learn how everything in your home works.



FINAL WALK-THROUGH



Confirm all orientation walk-through items are complete and your home is exactly as it should be.



CLOSING DAY



Sign the paperwork, get your keys, and walk into your new Sandcastle home. We're still here whenever you need us.

SANDCASTLE HOMES

WE'RE HERE FOR THE LONG HAUL

Our relationship with you doesn't end at the closing table. Many of our buyers come back for their second Sandcastle home, refer their friends and family, and stay connected with our team long after move-in day. That kind of trust is something you build one home at a time, over thirty years. It's the part of this business we're most proud of.

YOUR HOME IS BACKED BY A 1-2-6 WARRANTY

1

YEAR

WORKMANSHIP
& MATERIALS

Finishes, fixtures, and
craftsmanship

2

YEARS

MECHANICAL
SYSTEMS

Electrical, plumbing
& HVAC

6

YEARS

STRUCTURAL
COVERAGE

Foundation, framing &
load-bearing elements

Administered by ACES — one of the most respected warranty programs in new home construction.



YOUR WARRANTY CONTACT

Your Senior Construction Manager remains your point of contact for warranty questions after closing. Service calls run Monday–Friday, 9am–4pm.



SUBMIT A REQUEST

Warranty requests are submitted directly through the Sandcastle website. Your ACES handbook has all the details on what's covered.



SCAN TO ACCESS

Warranty portal & homeowner maintenance manual at
sandcastlehouston.com/warranty

"Sandcastle really backs up what they sell — best price, best service, best quality in town."
— Andres & Marcela, Sandcastle Homeowners



Sandcastle Homes

READY TO FIND YOUR HOME?

Schedule a private tour or reach out with questions —
we're here to help you explore your options, whether
you're buying your first home or your forever home.



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MORE INFO

Scan to explore homes,
floorplans & 3D tours

SandcastleHouston.com

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**BROKERED BY THE SELLING
HOUSTON TEAM AT KSP**

*Sandcastle Homes reserves the right to make additions, deletions, and
other changes to the features listed herein. Features may vary from home to
home and depending upon site and plan. Last updated: 06/08/2026



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