

Gatherings at Twin Creeks

Included Features



Interior Finishes

- Mohawk engineered wood in entry, living area and kitchen/nook
- Dal-Tile ceramic tile in bathrooms and utility
- Kwikset® interior door hardware in brushed nickel
- Moen® chrome-finished levered plumbing hardware
- Elongated comfort height toilets throughout all baths
- Bathroom lighting fixtures by Progress Lighting
- Blocked and wired for ceiling fans in all bedrooms and living room
- Raised panel interior doors
- Crown Molding in Great Room and Kitchen
- 5 ½" Baseboards

Kitchen Amenities

- Stainless Whirlpool® appliance package including: Free-standing electric smooth top range with self cleaning oven, Over-the-range microwave, Multi-cycle Energy Star® dishwasher
- External ceiling venting system in kitchen
- 3CM Granite Countertops with 12"x12" diagonal ceramic tile backsplash
- Moen® chrome faucet with side sprayer
- Decorative Timberlake 42" flat panel kitchen cabinetry with pull-out trash drawer, concealed hinges and adjustable shelves in upper cabinets offered in two stain choices
- Insinkerator® 1/2 HP disposal
- Stainless steel 50/50 double bowl undermount sink
- Crown Molding

Primary Bathroom

- Raised vanity cabinets in two stain choices
- Engineered marble countertops
- Dal-Tile ceramic tile floor
- Relaxing garden tub and separate glass enclosed shower with 12"x12" ceramic tile surround
- Walk-in closet with double shelving (per plan)

Secondary Bathroom

- Raised height vanity cabinets in two stain choices
- Engineered marble countertop
- Fiberglass shower and tub unit for easy maintenance
- Dal-Tile ceramic tile floor



Standard options and features lists as well as depictions of floor plans and elevations (each, a "Standard") are expressly not made part of any Purchase and Sale Agreement ("PSA"), nor do they give rise to any contractual relationship between you and Beazer Homes. Standards are intended only to provide a general overview. You may purchase an upgrade or, in its sole discretion, Beazer may substitute an alternative as provided in the PSA. The PSA's Addendum A will define what is included in your home. If you sign a Standard, it is simply your acknowledgment of receipt of the Standards applicable to this model of home. Construction specifications include moisture and mold control, radon resistant construction (where applicable), pest barriers, effective heating, ventilating and air-conditioning systems, safe combustion, and healthier building materials. Please visit www.epa.gov/indoorairplus for details. Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. *HERS stands for Home Energy Rating System. It's a standardized system used to measure a home's energy efficiency. A lower HERS score indicates a more energy-efficient home. HERS is like a home's MPG label. A lower HERS score means lower energy bills and a smaller environmental footprint. Our average gross HERS score in 2023 was 42. To confirm our position as the #1 energy efficient homebuilder in the US, we looked at the publicly reported average HERS scores during June 2025 for each of the top 30 homebuilders in the US (based on how many houses they sold in 2024) as determined by Builder Magazine's list <https://www.builderonline.com/builder-100/builder-100-list/2025/> accessed on June 6, 2025. Beazer Homes reports our average gross HERS score i.e. without including solar power savings. We don't know for sure if the other builders report their energy efficiency scores (HERS scores) with or without including solar power savings. Any registered or unregistered trademarks appearing here are the registered or unregistered trademarks of and are owned by their respective owners. All plans, specifications, features, materials and appliances are subject to availability, change or substitution deemed advisable by Beazer Homes or as required by local building code or law. This feature sheet does not represent all standard specifications in your home. Details listed may vary depending on the plan, elevation, and options chosen. Please consult your New Home Counselor for details. ©2025 Beazer Homes. 25_07 BH CORP_12



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651 North Watters Rd.
Allen, TX 75013



HOMEOWNER'S ASSOCIATION: CONTACT INFORMATION

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2026 COA FEE*

\$557 CLIFTON MONTHLY

\$620 DORSET MONTHLY

\$681 SHERWOOD MONTHLY

\$740 WILTSHIRE MONTHLY

This fee covers the following features:

- Common Area Maintenance
- Professional Association Management
- Ground Maintenance & Lawn Care
- Non-smoking Building

- Exterior Condo Maintenance & Insurance
- Controlled Building Access
- Elevator Maintenance
- Fitness Center

- 5x a Week Front Door Trash Valet Service
- Putting Green & Pickleball Court
- Amenity Pool with Private Clubhouse
- Community Gardens

*Dog Park and EV Charging Stations Coming Soon!

2025 TAX RATES*

Allen ISD—1.13%

City of Allen—0.42%

Collin County—0.15%

Collin College—0.08%

TOTAL: 1.772%



Gatherings at Twin Creeks | 469-640-3810 | gatherings.com



*This information is summary in nature, based on estimates which will not reflect actual future expenses. All information is believed correct at time of publication. All information is subject to change. Please consult the community governing documents for detailed and current information about what expenses are covered by the COA assessments. Please consult your New Home Counselor for details. ©2025 Beazer Homes. 25_07 BH CORP_12

