Verandah

Included Features

BEAZER HOMES

A Dream Finders Homes Company

Home Performance Features

- Home Energy Rating Score (HERS) provided on every home through independent 3rd party testing
- ENERGY STAR 3.1 certified
- Goodman® air conditioning system with ACCA310 inspection
- Broan® fresh air system
- Low E Vinyl windows help maximize energy savings
- Tankless Water Heater
- Air barrier foam sealing around base plates, windows, and doors to reduce air flow passing into or out of your home
- High Efficiency MERV 8 HVAC filter
- LED Bulbs designed to use less energy and last longer and airtight LED disc lighting that reduces air loss (locations per plan)
- Quickflash® for advanced weather proofing
- Clay brick with buff mortar
- R38 attic insulation
- R19 wall insulation
- Advanced framing techniques allow more insulation in the walls
- Low VOC Products- Sherwin William interior and exterior paint plus Mohawk carpet pads and carpet. Low VOC products reduce emissions to help maintain better indoor air quality for your family's health.
- Radiant barrier roof deckign to reflect heat, saving on closing costs
- Wayne Dalton® insulated garage door
- James Hardi® durable cement fiber siding
- Gorgeous 6'8" 6 panel textured and stained fiberglass front door
- Boise Cascade® engineered flooring system
- Kwikset® Smart Lock with Z-wave technology. Keyless entry lock will now communicate wirelessly to security and home automation systems via Z-Wave.
- Integrated Wi-Fi garage door opener with OHD Anywhere® and 2 remotes

Technology in your new home

- All Homes are built Network Ready providing the optimal combination of low voltage & pre-wire components that allow you to connect the technology of your choice after closing.
- 1" conduit from exterior wall to low voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection.
- 30" Low voltage panel centrally installed to ensure excellent Wi Fi signal coverage & accommodation of ISP equipment without compromising aesthetics or functionality.
- Three hardwired paired media outlets with RG6 (Cable TV/ Data) & industry leading CAT6 (Ethernet/Data), located in family room, primary bedroom, & loft/office area.

Kitchen

- 3cm quartz countertops with decorative tile backsplash
- Elegant 42" flat panel kitchen cabinetry with concealed hinges and adjustable shelves in upper cabinets offered in multiple color choices
- Whirlpool® stainless built in appliance package with self-cleaning oven, 30" gas cooktop, microwave with external vent and dishwasher.
- 1/3 HP disposal and stainless-steel double bowl undermount sink
- Moen® Sleek Water Sense chrome pull out faucet

Quality Construction

- Full gutters and splash blocks at downspouts
- Coach lights
- Professionally sodded and landscaped yards
- Programmable sprinkler system with rain/freeze sensor
- 6' pre stained spruce fence with steel posts with 2 gates
- Professionally engineered post tension foundation designed for each home site
- Smoke detectors with battery back up on each floor and in all bedrooms, CO detector for your family's safety
- First floor frame borate treatment for termite protection

Primary Bathroom

- Relaxing garden tub and separate shower with Level 2 12x24 ceramic tile surround
- Spacious suite features large walk in closet and elegant primary bath
- Moen® Gibson Water Sense levered chrome faucets
- Raised vanity cabinets in primary bath
- Beautiful and durable 1.5cm Quartz countertops at all bath vanities

Interior Finishes

- Raised panel textured designer interior doors
- Dal Tile® Level 2 12X24 Ceramic tile flooring in all baths, utility and powder room (per plan)
- Kwikset® interior door hardware in brushed nickel
- RevWood® flooring at Entry, Dining, Study, Great Room, Kitchen/Breakfast Area, Halls 1st floor only (Per Plan)
- Ceiling Fans with light kits in family room, primary bedroom, and game room/loft (per plan)
- Blocked and wired for ceiling fans in secondary bedrooms
- Decora Rocker light switches throughout
- Open rail staircase with iron spindles at first run (per plan)
- Lighting fixtures by Progress Lighting™

The Customer Experience

- 1 year performance standards warranty
- 10 year structural warranty
- Pre construction meeting, pre drywall meeting & New Home Celebration with builder
- Design Studio with selections available to personalize your new home

EQUAL HOUSING OPPORTUNITY

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

Verandah

3025 Lakewood Lane
Royse City TX, 75189

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Homeowners Association Contact Information

Essex Association Management
Jen Kampman
jen@esssexhoa.com
cell: 945-218-6076
www.verandahhoa.com (You can register your account and request your keys there)

HOA BREAKDOWN

ANNUAL FEE
$571

This fee covers the following features:

- Amenity Center and Splash Pad
- Soccer fields
- Hiking and Biking trails
- Common Area Maintenance
- Picnic areas
- Playgrounds

Tax Rate & School Information - Royse City ISD

2025 Tax Assessment Total: 2.649%

*MUD - .85% (included in total tax assessment)

Cherry Elementary School	1450 Verandah Blvd	972-636-3301
Baley Middle School	1310 E Highway 66	972-636-9544
Royse City High School	700 FM 2642 Blvd	972-636-9991

Utility Providers & Our Preferred Partners

Gas - Si Energy	www.sienergy.com	888-468-7007
Water - City of Royse City	www.roysecity.com	972-524-4700
Electric – Farmers Elective Cooperative	www.farmerselectric.coop	903-455-1715
Internet – AT&T	www.att.com	800-331-0500
Pest Control - Massey	www.masseyservices.com	877-342-2878
Alarm - HomePro	www.homeprotech.com	972-245-5777
Homeowner Insurance - Charity Insurance	www.charitytitlegroup.com/home-insurance	888-303-6404

EQUAL HOUSING OPPORTUNITY

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 HOA assessments. Please consult your New Home Counselor for details. ©2025 Beazer Homes.