

Verandah

Included Features



Advanced Home Performance Features

- As America's #1 Energy-Efficient Homebuilder*, your Beazer home delivers superior efficiency, improved air quality and ultimate comfort throughout the home.
- Home Energy Rating Score (HERS) provided on every home through independent 3rd party testing
- Goodman® high efficiency air conditioning system with ACCA310 inspection
- Broan® Filtered, fresh air, Energy Recovery Ventilation (ERV) system
- Low E Vinyl windows with Argon gas to maximize energy efficiency
- Rinnai® Tankless Water Heater and prewired for future electric heater
- DuPont™ Tyvek® Home Wrap® protects your home from wind and rain
- HVAC equipment and duct work in conditioned space for higher efficiency heating and cooling
- Mastic Sealed A/C Ducts: reduces air leakage while enhancing efficiency
- 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 (per plan)
- Quickflash® for advanced weather proofing
- Clay brick with buff mortar
- R33 spray foam attic insulation
- R21 spray foam wall insulation
- 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.
- Wayne Dalton® insulated garage door
- James Hardi® durable cement fiber siding
- CertainTeed 30-year dimensional shingles
- Thema-Tru® 6'8" 6 panel textured and stained fiberglass front door
- Boise Cascade® engineered flooring
- Kwikset® Smart Lock with Z-wave technology. Keyless entry lock will now communicate wirelessly to security and home automation systems via Z-Wave.
- All homes pre-wired for electric vehicle connection
- Solar wiring - ready includes a built-in path to run wiring from the attic to your electric panel so solar panels can be easily connected
- Structural load - ready means you can avoid \$1,000s of expense to obtain engineering calculations needed to document adequate roof framing strength
- Integrated Wi-Fi garage door opener with OHD Anywhere® and 2 remotes

Technology in your new Beazer home

- All Beazer 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
- Timberlake 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 Energy Star 3.2 dishwasher.
- Insinkerator® 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 with 4 choices
- 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)
- Energy Star 3.2 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 Beazer Experience

- Choose from 4 Mortgage Choice® Lenders to find the loan program that works for you.
- 1 year performance standards warranty
- 2 year delivery systems warranty
- 10 year structural warranty
- Pre construction meeting, pre drywall meeting & New Home Celebration with builder
- Beazer Design Studio with selections available to personalize your new home



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



Homeowners Association Contact Information

Essex Association Management
www.essexhoa.com
Community Manager: Jon Tarrell jtarrell@essexhoa.com
972-428-2030 (Press 0 For a Customer Service Agent)
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
- Common Area Maintenance
- Soccer fields
- Picnic areas
- Hiking and Biking trails
- 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

 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.

