

Chalk Hill

Included Features



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
- DuPont Tyvek® Home Wrap® protects your home from wind and rain
- 1 inch exterior foam boards increasing the insulation from the outside in.
- HVAC equipment and duct work in conditioned space for higher efficiency heating and cooling
- Mastic Sealed AC Ducts: reduces air leakage while enhancing efficiency
- High Efficiency MERV 8 HVAC filter
- LED Bulbs designed to use less energy and last longer
- Air tight LED can lighting, reduces air loss (per plan)
- Advanced Framing techniques allow more insulation in the walls
- Viega plumbing system
- Quickflashing® for advanced weather proofing
- 2x6 Walls installed with advanced framing techniques allow more insulation in the walls
- R27spray foam attic insulation
- R21 spray foam wall insulation and continuous 1 inch R-5 foam board exterior sheathing (R values vary in certain locations)
- Drywall gasket at top plate to reduce air infiltration
- Low V.O.C. paint and carpeting to reduce chemicals in the air
- EnergyStar® dishwashers for better energy efficiency
- Clay brick with buff mortar
- Sherwin Williams® interior & exterior paint
- James Hardi® durable cement fiber siding
- CertainTeed 30 year dimensional roof shingle
- ThermaTru 6' 8" 6 panel textured and stained fiberglass front door
- Boise® Cascade engineered flooring systems
- Kwikset® Smart Lock with Z-wave technology. Keyless entry lock will now communicate wirelessly to security and home automation systems via Z-Wave.
- All new Beazer homes are built Network Ready, providing the optimal combination of low voltage & pre wire components* that allows for homebuyers to connect the technology of their choice after closing.
- All homes pre-wired for electric vehicle connection
- Legacy® wifi garage door opener
- 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

Components:*

- 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 granite countertops with 12"x12" diagonal ceramic tile backsplash
- Timberlake 42" flat panel kitchen cabinetry with concealed hinges and adjustable shelves in upper cabinets offered in multiple color choices
- Whirlpool® stainless steel package with self cleaning gas range, microwave with external vent and Energy Star® dishwasher
- Insinkerator® 1/3 HP disposal and stainless steel top mount sink
- Moen® Water Sense chrome pull out faucet/veggie sprayer

Quality Construction

- Full gutters and splash blocks at downspouts and coach lights
- Distinguished cast stone engraved address block
- Professionally sodded and landscaped yards
- Programmable sprinkler system with rain/freeze sensor
- 6' pre stained spruce fence with steel posts with 2 gates (cedar board onboard front returns with cap)
- Professionally engineered post tension foundation designed for each homesite
- Tape and bed garages
- 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 ceramic tile surround
- Privacy door for toilet
- Spacious suite features large walk in closet and elegant primary bath
- Moen® Water Sense levered chrome fixtures
- Raised vanity cabinets in primary bath

Interiors

- Rounded sheetrock corners in high impact areas
- Raised panel textured designer interior doors with 4 choices
- RevWood® flooring at Entry, Dining, Study, Great Room, Kitchen/Breakfast area, Halls 1st floor only (Per Plan)
- Dal Tile® Ceramic tile flooring in all baths, utility and powder room (all wet areas)

Interiors Continued

- Kwikset® interior door hardware in brushed nickel
- Ceiling fans included in primary bedroom, family room, and gameroom/loft (per plan)
- Blocked and wired for ceiling fans in secondary bedrooms
- Lighting fixtures by Progress Lighting™
- Elongated toilets in all bathrooms

The Beazer Experience

- 1 year performance standards warranty
- 2 year delivery systems warranty
- 10 year structural warranty
- Pre construction, pre drywall & New Home Celebration
- 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

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Homeowners Association Contact Information

	Essex Association Management	
	www.essexcm.com	
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Bret Hennington	bret@essexhoa.com	972-428-2030

HOA BREAKDOWN

ANNUAL FEE \$900

This fee covers the following features:

- Pool
- Playground
- Amenity Center
- Common Area Maintenance

Tax Rate & School Information - Celina ISD

2024 Tax Assessment Total: 2.064%	Estimated PID Disclosure for 2024 - \$3,788*	PID Value Subject to Change Year to Year*
Martin Elementary School	2905 N Louisiana Dr, Celina	469-742-9107
Jerry & Linda Moore Middle School	300 E G.A. Moore Parkway, Celina	469-752-9101
Celina High School	3455 N Preston Rd, Celina	469-742-7102

Utility Providers & Our Preferred Partners

Electric - GCEC	www.gcec.net	903-482-7100
Gas - Si Energy	www.sienenergy.com	888-468-7007
Water - City of Celina	www.celina-tx.gov	972-382-3345
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