

# Chalk Hill

## 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 pre-wired 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
- High Efficiency MERV 8 HVAC filter
- LED Bulbs designed to use less energy and last longer, and an airtight LED Disc lighting that reduces air loss (per plan)
- 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.
- Clay brick with buff mortar
- 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 & prewire components\* that allows for homebuyers to connect the technology of their choice after closing.
- All homes include pre-wire 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 granite countertops with 3"x6" subway 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® Sleek Water Sense pull out faucet

### Quality Construction

- Full gutters and splash blocks at downspouts and 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 (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
- 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
- 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)
- 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™

### 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](http://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

# Chalk Hill

1001 Roundtree Ct.  
Celina, TX 75009



## Homeowners Association Contact Information

Essex Association Management  
www.essexcm.com  
Liberty Richburg  
liberty@essexhoa.com  
972-428-2030 x7352

## HOA BREAKDOWN

### ANNUAL FEE \$900

This fee covers the following features:

- Pool
- Amenity Center
- Playground
- Common Area Maintenance

## Tax Rate & School Information - Celina ISD

2025 Tax Assessment Total: 2.016%

Estimated PID Disclosure for 2025 - \$3,784\*    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	<a href="http://www.gcec.net">www.gcec.net</a>	903-482-7100
Gas - Si Energy	<a href="http://www.sienergy.com">www.sienergy.com</a>	888-468-7007
Water - City of Celina	<a href="http://www.celina-tx.gov">www.celina-tx.gov</a>	972-382-3345
Internet - AT&T	<a href="http://www.att.com">www.att.com</a>	800-331-0500
Pest Control - Massey	<a href="http://www.masseyservices.com">www.masseyservices.com</a>	877-342-2878
Alarm - HomePro	<a href="http://www.homeprotech.com">www.homeprotech.com</a>	972-245-5777
Homeowner Insurance - Charity Insurance	<a href="http://www.charitytitlegroup.com/home-insurance">www.charitytitlegroup.com/home-insurance</a>	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.

