

Bayside

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
- Broan® Filtered, fresh air, Energy Recovery Ventilation (ERV) system
- AeroBarrier™ sealing to reduce air flow passing into or out of your home
- Low E Vinyl windows with Argon gas to maximize energy efficiency
- Rinnai® Tankless Water Heater (per plan)
- DuPont Tyvek® Home Wrap protects your home from wind and rain
- Radiant Barrier Roof Decking to reflect heat saving on cooling costs
- 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
- Quickflash for advanced weather proofing
- R 15 wall, R 49 ceiling, R 22 sloped ceiling insulation, and R 6 insulated, wrapped A/C and heat ducts
- Drywall gasket at top plate to reduce air infiltration
- Low V.O.C. paint and carpeting to reduce chemicals in the air
- Quality clay brick & stone elevations with buff mortar
- Wayne Dalton® Steel garage door with decorative hardware
- 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 homebuyers to connect the technology of their choice after closing.

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" maple kitchen cabinetry with concealed hinges and adjustable shelves in upper cabinets offered in multiple color choices
- Whirlpool® stainless appliance package with self cleaning
- Insinkerator® 1/3 HP disposal
- Stainless steel double bowl sink
- Moen® chrome pull out faucet/veggie sprayer

Quality Construction

- Interior fire sprinkler system for safety
- Full gutters with downspouts and splash blocks
- Professionally engineered post tension foundation designed for each home
- Rear Coach Lights
- Tape, bed and painted 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
- Engineered fire and sound interior common wall

Primary Bathroom

- Relaxing garden tub and separate shower with 12x12" ceramic tile surround
- Privacy door for toilet
- Spacious suite feature large walk in closet and elegant primary bath
- Moen® levered chrome fixtures
- Primary bath with raised vanity cabinets

Interiors

- Wood Floors (Level 1) in great room, dining, & kitchen
- Metal spindles first floor and stained oak starter step
- 5 1/4" baseboards
- Raised panel textured designer interior doors with 4 choices
- Dal Tile® ceramic tile flooring in all baths, utility and powder room
- Elongated toilets in all bathrooms

Interiors Continued

- Kwikset® interior door hardware in brushed nickel
- Ceiling fans with light kits in great room, primary bedroom and game room/ loft (per plan)
- Blocked and wired for ceiling fans in bedrooms and living areas
- Lighting fixtures by Progress Lighting™
- Rounded sheetrock corners in high impact areas
- 2" Faux Wood Blinds included on all operable windows

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

Bayside

2101 Naples Drive
Rowlett, TX 75088



Homeowners Association Contact Information

Neighborhood Management Inc.
Community Manager: Kristin Husselmann
469.270.5797
khusselmann@nmitx.com
www.neighborhoodmanagement.com

HOA BREAKDOWN

HOA FEES

\$293 Monthly HOA Fee + \$173 Quarterly Assessment

This fee covers the following features:

- Dog Park
- Walking Trails
- Lakeside Green Space
- Exterior Maintenance
- Exterior Insurance

Tax Rate & School Information - Garland ISD

2025 Tax Assessment Total: 2.513%	Bayside Public Improvement District	\$72.08 /mo for 2025
Herfurth Elementary School	7500 Miller Road, Rowlett	972-475-7994
Coyle Middle School	4500 Skyline Drive, Rowlett	972-475-3711
Rowlett High School	4700 - President George Bush Hwy, Rowlett	972-463-1712

Utility Providers & Our Preferred Partners

Electric - Oncor	www.oncor.com	888-313-6862
Gas - Atmos	www.atmosenergy.net	888-286-6700
Water - City of Rowlett	www.rowletttx.gov	972-412-6278
Internet - Spectrum	www.spectrum.com	888-619-5152
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.