

Bayside

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.
- Every home is built solar-ready so it's easier and more affordable to install a renewable energy system.
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques to allow for more insulation in walls
- Superior attic insulation to increase thermal resistance
- Dual-pane windows with Low-E glass to reflect infrared energy & block UV light
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- High-efficiency AO Smith® or Rheem® Water Heater or Rinnai® Tankless Water Heater
- Foundation wall assembly to provide more protection from external temperatures
- Improved efficiency with Goodman® HVAC system
- Energy-saving Honeywell Home programmable thermostat
- Whirlpool® ENERGY STAR® dishwashers
- Exterior elevations with available siding, brick, & stone (per plan)
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Boise® floor system for quieter floors
- Termite pre-treatment application
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long

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

- Whirlpool® appliances in black, including gas range, dishwasher, & venthood
- Masterbrand™ or Timberlake® maple cabinetry in two stain choices with 36" upper cabinets & crown molding.
- Moen® chrome faucet with side sprayer
- Recessed can lighting (per plan)

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
- Fence Front Returns -6' spruce board on board with cap
- Professionally engineered post tension foundation designed for each home site
- First floor frame borate treatment for termite protection
- Engineered framing techniques for a stronger home and added windstorm protection including Bole Cascade.

Primary Bathroom

- Masterbrand™ or Timberlake® maple cabinetry in two stain choices
- Cultured marble countertops
- Separate shower with Daltile® ceramic tile surround & glass enclosure
- Daltile® ceramic tile floor
- Relaxing garden tub with Daltile® ceramic tile surround
- Walk-in closet with ventilated shelving (per plan)

Interior Finishes

- Kwikset® interior door hardware in brushed nickel
- Moen® chrome-finished plumbing hardware
- Pre-wired for garage door opener
- Progress Lighting™ brushed nickel eight-light chandelier

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

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.