

Heath Golf & Yacht Club

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 water 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
- Air-tight LED disc lighting reduces air loss (per plan)
- Zurien plumbing system
- Quickflashing® for advanced weather proofing
- R33 spray foam attic insulation
- R21 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
- Therma-Tru® 8' stained fiberglass front door with glass inserts
- 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 are prewired for electric vehicle connections.
- 2 kw Solar System which contains 5 Solar Panels
- 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" level 2 cabinets flat panel kitchen cabinetry with concealed hinges and adjustable shelves in upper cabinets offered in multiple color choices
- KitchenAid® Texas Combo built in appliance package with 36" cooktop, self-cleaning oven with microwave above, and ENERGY STAR® dishwasher
- 36" Wood Vent Hood
- Insinkerator® 1/3 HP disposal and stainless steel rectangular under mount sink
- Moen Align Water Sense® pull out faucet

Quality Construction

- Full gutters with downspouts and splash blocks
- Professionally sodded and landscaped yards with 4' wrought iron fence and 2 gates
- Programmable sprinkler system with rain/freeze sensor
- Brick Front Porch and cedar overlay garage door with decorative hardware
- Professionally engineered post tension foundation designed for each home
- Coach lights (per plan)
- Decorative salt finish driveway and lead walks
- Smoke detectors with battery back up on each floor and in all bedrooms, CO detector
- First floor frame borate treatment for termite protection

Primary Bathroom

- Relaxing garden tub and separate shower with Level 2 12x24 ceramic tile surround
- Moen Gibson Water Sense levered faucets, Satin Nickel or Matte Black
- Raised vanity cabinets in primary bath
- Beautiful and durable 1.5cm Quartz countertops at all bath vanities

Interior Finishes

- Engineered wood floors at Entry, Dining, Study, Great Room, Kitchen/Breakfast area, Halls 1st floor only (Per Plan)
- Raised panel textured 8' designer interior doors – 1st floor only
- Dal Tile® Level 2 12X24 ceramic tile flooring in all baths, utility and powder room (per plan)
- 40" Recessed Linear fireplace with decorative tile surround and cedar mantel
- Decora Rocker light switches throughout
- Open rail staircase on all runs with stained wood treads and painted risers (per plan)
- Energy Star® 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 and study (per plan)

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



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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

Heath Golf & Yacht Club

2007 Trophy Drive
Heath TX, 75032



Homeowners Association Contact Information

Texas Star Community Management
Krystal Stewart
469-899-1000 x145
kstewart@tscmanagement.com

HOA BREAKDOWN

QUARTERLY FEE
\$555 + \$2,000 One Time Social Club Fee

This fee covers the following features:

- On-Site Member Only Championship Golf Course*
- Lakeside Clubhouse with Restaurant
- Fitness Center with Locker Room
- Community On-Site Boat Slips
- Luxury Pool and Playground
- Walking and Biking Trails
- Abundant Green Space
- Tennis, Sand Volleyball, & Pickleball Courts

Tax Rate & School Information - Rockwall ISD

2025 Tax Assessment Total: 1.59%

70' homesites MMD \$2,484

80' homesites MMD \$2,839

Lyon Elementary School

2186 Trophy Drive

214-771-4910

Cain Middle School

6620 FM 3097

972-772-1170

Rockwall-Heath High School

801 Laurence Drive

972-772-2474

Utility Providers & Our Preferred Partners

Water - City of Heath

www.heathtx.com

972-771-6228

Gas - Atmos

www.atmosenergy.net

866-322-8667

Electric - Oncor

www.oncor.com

888-875-6279

Internet - AT&T

www.att.com

800-288-2020

Internet - Optimum

www.optimum.net

469-715-2583

IES Solar - Daisy Moreno

Daisy.Moreno@ies-co.com

210-504-4579

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.