

Heath Golf & Yacht Club

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
- 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 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)
- Viega plumbing system
- Quickflashing® for advanced weather proofing
- 2x6 walls with advanced framing techniques allow for additional insulation in the walls
- R27 spray foam attic insulation
- R21 wall insulation and continuous 1 inch R-5 foam board exterior sheathing
- (R values vary in certain locations)
- R-6 insulated and wrapped A/C and heat ducts
- Low V.O.C. paint and carpeting to reduce chemicals in the air
- Energy Star® dishwasher 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
- 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

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 quartz countertops with level 1 tile at backsplash
- Timberlake 42" level 2 cabinets flat panel kitchen cabinetry with concealed hinges and adjustable shelves in upper cabinets offered in multiple color choices
- Soft close cabinet doors and drawers
- 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 Arbor® chrome pull out faucet

Quality Construction

- Full gutters with downspouts and splash blocks
- Professionally sodded and landscaped yards
- Distinguished cast stone engraved address block
- Programmable sprinkler system with rain/freeze sensor
- 4' wrought iron fence with 2 gates
- Brick Front Porch and cedar overlay garage door with decorative hardware
- Professionally engineered post tension foundation designed for each home
- Coach lights (per plan) and decorative salt finish driveway and lead walks
- Tape, bed and painted garages
- 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
- Frameless shower glass
- Rectangular undermount sinks
- Moen Water Sense® levered chrome fixtures
- Raised vanity cabinets in primary bath

Interiors

- Wood floors at Entry, Dining, Study, Great Room, Kitchen/Breakfast area, Mud Room, Halls and Home office - 1st floor only (Per Plan)
- Raised panel textured 8' designer interior doors – 1st floor only
- 1/2" carpet pad with spill guard
- 5 1/4" base boards with upgraded casing
- Elongated toilets in all bathrooms

Interiors Continued

- 40" Recessed Linear fireplace with decorative tile surround and cedar mantel
- Kwikset® San Clemente front door handle set with Satin Nickel levers
- Decora Rocker light switches throughout
- Rounded sheetrock corners in high impact areas
- 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

- 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

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

2024 Tax Assessment Total: 1.57%	70' homesites MMD \$1,855	80' homesites MMD \$2,120
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
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.