

Cottonwood- 40s

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 prewired 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 airtight LED disc lighting that reduces air loss (per plan)
- Quickflash® for advanced weather proofing
- 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
- Wayne Dalton® insulated garage door with glass inserts and decorative hardware
- Integrated Wi-Fi garage door opener with OHD Anywhere® and 2 remotes
- James Hardi® durable cement fiber siding
- CertainTeed 30-year dimensional shingles
- Thema-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 homes pre-wired 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
- Solar Structural Load Ready- means you can avoid \$1,000s of expense to obtain engineering calculations needed to document adequate roof framing strength

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

- 3 cm 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 appliance package with self-cleaning gas range, microwave with external vent and Energy Star 3.2 dishwasher.
- Insinkerator® 1/3 HP disposal and stainless steel double bowl top mount sink
- Moen® Sleek Water Sense pull out faucet

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 and 2 gates. Front returns BOB with cap
- Professionally engineered post tension foundation designed for each home site
- 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
- Dal Tile® Ceramic tile flooring in entry, kitchen, breakfast nook, all baths, utility and powder room (all wet areas)
- Kwikset® interior door hardware in brushed nickel
- Energy Star 3.2 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
- Lighting fixtures by Progress Lighting™
- Decora Rocker light switches throughout

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



BZH
LISTED
NYSE

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

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Cottonwood

351 Pine Street
Dorchester TX, 75459



Homeowners Association Contact Information

Associa Principal Management Group
Ashton Horn
214-368-4030
ahorn@principal-mgmt.com

HOA BREAKDOWN

ANNUAL FEE
\$1,250

This fee covers the following features:

- Amenity Center
- Community Pool & Cabana
- Playground
- Common Area Maintenance
- Open Green Space & Shade Structures
- Sports Courts

*additional amenity centers & recreational spaces planned for future phases

Tax Rate & School Information - Howe ISD

2025 Tax Assessment Total: 1.68%

Plus PID Tax: 40's \$3,603 | 50's \$4,021

Summit Hill Elementary (PK-2)	315 Roberts St, Howe	903-745-4200
Howe Intermediate School (3-5)	701 Smy HI Pkwy, Howe	903-745-4100
Howe Middle School (6-8)	300 Beatrice St, Howe	903-745-4300
Howe High School	200 Ponderosa Rd, Howe	903-745-4400

*Additionally, there are 4 future school sites planned within Cottonwood for community residents to attend

Utility Providers & Our Preferred Partners

Gas - TBD		
Water – Mustang Water	www.mustangwater.com	940-440-9561
Internet – Sparklight	www.sparklight.com	800-331-0500
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