

Plano Gateway

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
- 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
- Airtight LED can lights , 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 and 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
- Clay brick with buff mortar
- Wayne Dalton® insulated garage door & Wi Fi enabled garage door opener
- Honeywell Wi Fi enabled programmable thermostat
- 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" flat panel kitchen cabinetry with concealed hinges and adjustable shelves in upper cabinets offered in multiple color choices
- Whirlpool® ENERGY STAR® stainless built in appliance package with selfcleaning oven, 30" gas cooktop, microwave with external vent and Energy Star® dishwasher
- Insinkerator® 1/3 HP disposal and stainless steel double bowl under mount sink
- Moen® chrome pull out faucet/veggie sprayer

Quality Construction

- Fullgutters with downspouts and splash blocks
- Professionally sodded and landscaped yards
- Programmable sprinkler system with rain/freeze sensor
- Professionally engineered post tension foundation designed for each home
- Coachlights per plan
- 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

Primary Bathroom

- Option of large, walk in shower, or a combo shower and garden tub
- Privacy door for toilet
- Spacious suite features large walk in closet and elegant primary bath
- Moen® levered chrome fixtures
- Raised vanity cabinets in primary bath

Interiors

- Wood Floors (Level 1) in great room, dining and kitchen
- Open rail staircase with iron spindles (first run, per plan)
- 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

Interiors Continued

- Elongated toilets in all bathrooms
- Kwikset® interior door hardware in brushed nickel
- Ceiling fans with light kits in great room, primary bedroom and game room/ loft
- 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



Plano Gateway

324 Greenhouse Drive
Plano TX, 75074



Homeowners Association Contact Information

Legacy Southwest Property Mgmt, LP
Teri Thomasson
214-705-1615
teri@legacysouthwestpm.com

HOA BREAKDOWN

MONTHLY FEE
\$330

This fee covers the following features:

- Exterior Maintenance
- Exterior Insurance
- Common Area Maintenance
- Picnic Tables & Fire Pit
- Playground
- Dog Park

Tax Rate & School Information - Plano ISD

2024 Tax Assessment Total: 1.726%

Stinson Elementary School	4201 Greenfield Drive	469-752-1200
Otto Middle School	504 N Star Road	469-752-3400
Plano East Senior High School	3000 Los Rios Boulevard	469-752-9000
McMillen High School	750 N Murphy Road	469-752-8600

Utility Providers & Our Preferred Partners

Electric – Oncor	www.oncor.com	888-313-6862
Gas - Atmos	www.atmosenergy.net	888-286-6700
Internet - Spectrum	www.spectrum.com	888-619-5152
Water – City of Plano	www.plano.gov	972-941-7000
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.

