



## Waterset Included Features

### Energy Saving

- High-Performance ENERGY STAR®-certified Home
- Air barrier and additional home sealing to reduce heating and cooling costs by as much as 20%
- R15 framed wall insulation
- R38 blown attic insulation
- Vinyl double-pane, low-E windows
- Digital programmable thermostat
- Advanced framing techniques to reduce cost and air infiltration
- Blower door and duct blaster testing by third-party company to ensure home is tightly sealed
- Tankless hot water heater
- LED recessed can lights (per plan)

### Quality Construction

- 30-year dimensional roofing shingles
- Easy-care aluminum soffit and fascia
- Aluminum gutters (per plan) 2<sup>nd</sup> story only
- 6'8" Smooth fiberglass, six-panel front door with deadbolt and peep hole
- Decorative coach lights
- Paver driveway and entry walkway
- Steel raised-panel garage door with opener and remote
- Convenient exterior hose bib at front and rear of home
- Weatherproof exterior electrical outlets
- Fabric wind-storm protection panels
- Sherwin Williams® Loxon exterior paint
- Dual carbon monoxide/smoke detector with battery backup
- Minimum 15 SEER HVAC system
- Air supply vents allow fresh air to enter the home in controlled manner
- Energy efficient jumper ducts
- Wood window sills – per plan

### Designer Kitchen

- Whirlpool® Gas stainless glass-top range
- Whirlpool® exterior-vent stainless microwave
- Whirlpool® ENERGY STAR®-rated stainless dishwasher
- Insinkerator ½ HP Garbage disposal
- Designer birch 42" upper cabinets with stagger over microwave
- 3cm granite countertops
- Stainless steel, double-bowl sink with Moen® Integra lever faucet
- Ice maker hook-up and waterline pre-plumbing

### Interior Finishes

- 9'4" ceilings throughout first floor, 8' ceilings throughout second floor
- 18"x18" tile flooring in foyer, baths, kitchen, and laundry room
- Attractive 5-1/4" base trim throughout
- Satin nickel-finish hardware on doorknobs and exterior locksets
- Raised-panel interior doors
- Elegant orange-peel textured walls and Spanish-lace ceilings
- Spacious walk-in closets in owner's suite
- Pre-wires for phone outlet
- Pre-wires for cable television outlet
- Ceiling fan pre-wire in great/family room and bedrooms
- Designer light fixtures
- Decora rocker wall-light switches
- Choice of carpet with 3/8" FHA 5.5 lb padding
- Conveniently located valet or welcome nook

### Luxurious baths

- Double-bowl vanity in Owner's bath
- Elongated water-saving toilets throughout
- Flow-optimized water-saving bath faucets and shower heads
- Designer raised-height birch cabinets throughout
- 2cm granite countertops in full baths
- Pedestal sink in powder bath
- Gloss white 6"x6" shower wall tile
- 42" vanity mirrors

### Community Amenities

- Within minutes of daily conveniences, including shopping, dining, and employment centers
- Professionally landscaped common areas
- Two resort style pools
- Miles of walking, biking and exercise trails
- Big and Small obstacle dog parks
- Professionally managed homeowners association

### The Beazer Experience

- **A high performance home engineered for energy efficiency, cost savings, and comfort**
- Design studio session to choose finishes and color options
- 10-year structural, 1-year limited, and 2-year mechanical warranties
- Pre-construction, pre-drywall and homeowner orientations
- Beazer Homes Design Studio with options available to personalize your new home
- **Change your floor plan at no additional cost with Beazer's Choice Plans™** *Speak to a New Home Counselor for complete details*
- **Mortgage Choice – Lenders compete for your business!**

This is not an offer to sell real property. Offers to sell property may be made and accepted only at a Beazer Homes Sales Center. This document is for informational purposes only. Nothing herein constitutes an express or implied representation or warranty with regard to any home, community or the final size, location, features or dimensions of any depicted feature, or any products or services provided by Beazer Homes. Beazer Homes expressly reserves the right to make such changes, without notice or obligation, to plans, elevations and pricing, as it deems desirable in its sole and absolute discretion, or as may be required by law or governmental bodies. Beazer Homes reserves the right, in its sole discretion, to make modifications to options, features and specifications. Beazer Homes may substitute items of equal or greater value or as provided in a purchase contract signed with a purchaser. This document is believed correct at time of publication, and is not intended to create any warranty or contract rights. Beazer reserves the right to make changes to its home designs. All measurements, dimensions, sizes are approximate and vary per home. Details shown may vary depending on the elevation and options chosen. All plans are the property of Beazer Homes. Consult your New Home Counselor for details. © 2018 Beazer Homes Effective 12.16.2018

