



# Waterset

## Included Features – To-Be-Built Homes

### Surprising Performance

- Beazer takes the additional steps to make sure our homes exceed the latest ENERGY STAR® standards, which means wall-to-wall comfort
- 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 to increase thermal resistance
- 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 flush mounted lights (per plan)
- 30-year dimensional roofing shingles
- Easy-care aluminum soffit and fascia
- Aluminum gutters (per plan) 2nd 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
- All new Beazer homes are built Network Ready, providing the optimal combination of low voltage and 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 and accommodation of ISP equipment without compromising aesthetics or functionality
- Three hardwired paired media outlets with RG6 (Cable TV/Data) and industry leading CAT6 (Ethernet/Data), located in family room, primary bedroom, and loft/office area

### 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

### Kitchen Appliances

- Whirlpool® Gas stainless cook-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

### Primary Bedroom

- Double-bowl vanity with designer raised-height birch cabinets
- Flow-optimized water-saving bath faucet and shower head
- 3cm granite countertops
- Separate shower with Datile® ceramic tile surround and glass enclosure

### Secondary Baths

- Designer raised-height birch cabinets
- 3cm granite countertops
- Elongated water-saving toilets
- Pedestal sink in powder bath
- 42" vanity mirrors
- Fiberglass shower and tub unit for easy maintenance

### 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!**



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