



Young Ranch 55'

Your dream home with state of the art features and energy savings.

Inside Your New Beazer Home

- Tile flooring in entry, kitchen, breakfast area, all baths, utility and powder room
- Mohawk carpet with 3/8" pad
- Raised panel interior doors with brushed nickel hardware
- Ceiling fans in family room and owner's retreat; pre-wired in all secondary bedrooms
- Progress Lighting brushed nickel light fixtures
- MDF shelving with stained rod in closets and utility room; Gas and electric dryer connections
- Stair parts with stained hand rails and newel posts (per plan)
- Job built closets
- 5 1/4" base boards

Beautiful Kitchens

- Granite countertops with stainless steel undermounted sink and tile backsplash
- 42" raised panel Timberlake cabinets with hidden hinges and custom crown molding
- Stainless steel appliances: microwave with microhood vented to outside, gas range, dishwasher
- 1/3 Horsepower garbage disposal

Elegant Baths

- Relaxing garden tub and separate glass enclosed shower or Choice mud set super shower with tile surround, one medicine cabinet, and double sink vanity in owner's bath
- Cultured marble vanity tops with dependable Moen Eva faucets in all baths
- Satin nickel hardware in all baths
- Timberlake stained vanity cabinets in all baths
- Elongated commodes in all baths
- Ceramic tile shower surround in all baths

Technology in Your New Beazer Home

- Phone or data prewire at kitchen
- Phone/TV combo prewire at master bedroom, family Room, gameroom, bonus, loft, exercise room, and second master bedroom
- Media room package – (1) Phone/TV combo prewire, 5.1 surround sound prewire and flat screen conduit
- Study Package - Additional Wiring includes a Home Office Hideout – (2) CAT5e & (1) RG6Q
- 20" OnQ Structured Wiring Can with 8x8 audio/video Module
- Prewired for a home security system, including contacts on all accessible exterior openings (excluding overhead garage door) and first floor operable windows, and (1) motion detector prewire (monitoring not included)
- Security Trim including Honeywell Vista 15 alarm system, (1) keypad, (1) interior siren, system battery backup
- Technology consultation appointment with datasmart to select locations for structured wiring components
- USB outlet at valets/drop stations

Outside Your New Beazer Home

- Fully sodded front and back yard with landscaping package and 6' privacy fence
- 8' mahogany wood front door with decorative glass
- Coach lights per plan
- Spacious covered patio (per plan)
- 30 year Certainteed architectural shingles
- Cast stone engraved address block
- Front gutters and down spouts
- Fully bricked sides first floor and 2 hose bibs
- Kwikset locks on all exterior doors with brushed nickel handlesets with SmartKey Technology
- Upgraded Sonoma insulated garage door and garage door opener
- 3-tone exterior color scheme



*Due to our consistent efforts to improve our homes, 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. 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. © 2017 Beazer Homes. 6.12.17



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Quality Construction

- Tyvek weatherization for protection against water & moisture
- Cement backer board behind wet walls to prevent water intrusion
- Durable Cemplank by James Hardie cement fiber siding with industry leading transferable warranty
- Engineered framing techniques for a stronger home and added windstorm protection
- Plywood panels secure the top and bottom plate for a stronger home
- Hurricane clipped framing for windstorm protection
- Low VOC paint, carpet and carpet pad that reduces emissions to help maintain better indoor air quality and create an environment that is safer for your family's health
- Engineered and inspected post-tension foundation
- American made ACME clay brick
- Carbon monoxide detectors (one per story)
- Smoke detectors with battery backups
- Taexx Pest Defense System, which are small tubes installed in the walls with plumbing on the first floor, for optimal and easy pest control
- Initial termite pre-treatment that is sprayed on the wood on first floor exterior walls

The Beazer Experience

- Choose from 4 preferred lenders to find the loan program that works for you
- Design appointment with a professional designer to make all interior finish selections
- Pre-construction meeting, pre-drywall meeting and new home orientation with builder
- F.O.C.U.S inspection with an 800+ item checklist
- 3rd party quality inspections of foundation, framing, and final construction phase
- Insurance-backed, limited warranty with protection encompassing the frame, foundation, interior systems and exterior finish of your home

High Performance Energy Savings

- 100% ENERGY STAR® certified
- Performance testing on every home with a Home Energy Rating Score (HERS) on each plan
- Spray foam insulation seals the home giving you lower energy costs, with a lifetime guarantee
- Goodman 16 SEER ARI matched A/C system with 95% variable speed furnace to maintain home comfort levels
- Low-E, energy efficient glass with a vinyl window frame to reduce heat transfer
- Sill seal and insulated headers (exterior) to reduce unwanted airflow
- Moen water saving plumbing fixtures
- MERV 10 media filter to reduce dust and other air particles
- LED light bulbs
- Energy Star Honeywell programmable digital thermostat
- 50 gallon gas water heater



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