



# Young Ranch - 70' Estates

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

## Inside Your New Beazer Home

- Ceramic tile floors in entry, kitchen, breakfast area, all baths, and utility; level T-1 tile
- 5-1/4" single crown at Entry, Formal Dining, Formal Living, Study, Master Bedroom; on lower ceiling only (per plan)
- 5 1/4" base boards in all rooms
- Raised panel interior doors with brushed nickel hardware and 8' doors on first floor
- Ceiling fans in family, owners suite and pre-wired in secondary bedrooms
- Stylish rounded sheetrock corners
- Spacious walk-in job built closets (per plan)
- Wrought iron stair parts with stained hand rails (per plan)
- T-1 tile surrounds the fireplace
- Brushed Nickel front door threshold, door knobs and light fixtures
- MDF shelving with stained rods in all closets and pantry

## Beautiful Kitchens

- Elegant granite countertops with 8" undermount stainless steel sink and tile backsplash
- 42" cherry or maple Timberlake cabinets with custom crown molding and a wide variety of finishes
- Built-in Whirlpool stainless steel appliances: microwave, gas cooktop, self cleaning oven, dishwasher, and venthood allowing exterior venting
- 1/3 Horsepower garbage disposal
- T-1 Ceramic tile back splash

## Elegant Baths

- Timberlake vanity cabinets in all baths
- Brushed nickel plumbing and lighting fixtures in all baths
- Relaxing garden tub with separate glass enclosed shower or large walk-in shower with seat in owner's bath with T-1 wall tile surrounds
- Double oval sinks, Silestone countertops and medicine cabinet in owner's bath
- Silestone vanity tops with Moen faucets, oval bowls, and ceramic tile shower surrounds in all secondary 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

- Leaded glass 8' front door with Chelsea handleset
- Fully sodded front and backyard, with landscaping package and 6' privacy fence
- All sides fully bricked on first floor
- Spacious covered patio with secondary outdoor living space
- Front gutters and down spouts
- Coach lights (per plan)
- 3 hose bibs
- 30 year CertainTeed architectural shingles
- Upgraded Artisan garage door with windows and hardware to compliment elevation and garage door opener
- 3-tone exterior color scheme
- Brick front porch walk
- 3-car garage

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## 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

## 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
- Tankless gas water heater
- 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

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