

# Bridgeland: Hidden Creek 50'

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

## Quality Construction

- Tyvek weatherization for protection against water and 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
- Manabloc structured plumbing system that's durable, quieter and has a high freeze resistance
- 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
- Energy Smart CFL bulbs that use up to 75% less energy than traditional light bulbs
- ENERGY STAR Honeywell programmable digital thermostat





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## 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 with decor rocker switches
- MDF shelving and cabinet in utility room
- Top load washer and gas dryer

## Beautiful Kitchens

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

## Elegant Baths

- Relaxing 42" garden tub and separate glass enclosed shower or Choice mud set super shower with tile surround and one medicine cabinet in owner's bath
- Cultured marble vanity tops in all baths
- 42" Timberlake vanity cabinets
- Tile shower surrounds all baths
- Eva brushed nickel Moen faucets in all baths
- Elongated commodes in all baths

## Technology in Your New Beazer Home

- Prewired for 1 Phone or Data drop at 2 locations and (1) Phone/Cable combination drop at 2 locations with additional (1) Phone/Data/Cable combination drop at Study/Game/Bonus/Loft/Exercise room (if applicable)
- Study Package - Additional Wiring includes a Home Office Hideout - (2) CAT5e & (1) RG6Q
- Additional wiring includes (1) Phone/Cable combination drop with 5.1 surround sound prewire and flat screen conduit in media room (if applicable)
- 20" structured wiring can with an 8x8 audio/video module
- Prewired for a home security system, including contacts on all 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 at DataSmart to select locations for structured wiring components

## Outside Your New Beazer Home

- Fully sodded front and back yard, with landscaping package and 6' privacy fence (per developer requirements)
- Coach light at front
- Cast stone engraved address block
- Front Gutters and down spouts
- 2 hose bibs
- Kwikset locks on all exterior doors with brushed nickel handsets
- 30 year Certainteed architectural shingles
- Fully bricked sides first floor
- Upgraded, insulated Wayne Dalton Sonoma garage door with garage door opener

