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Swing

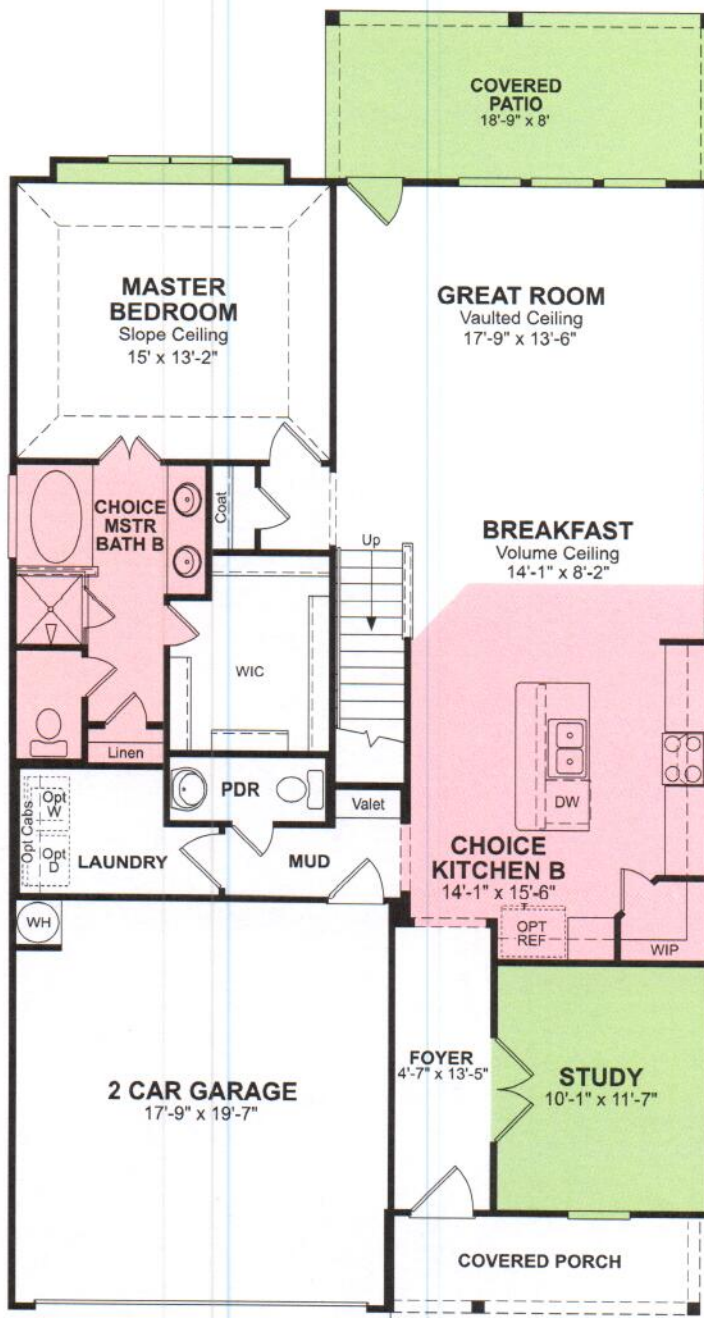
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E300-Alder



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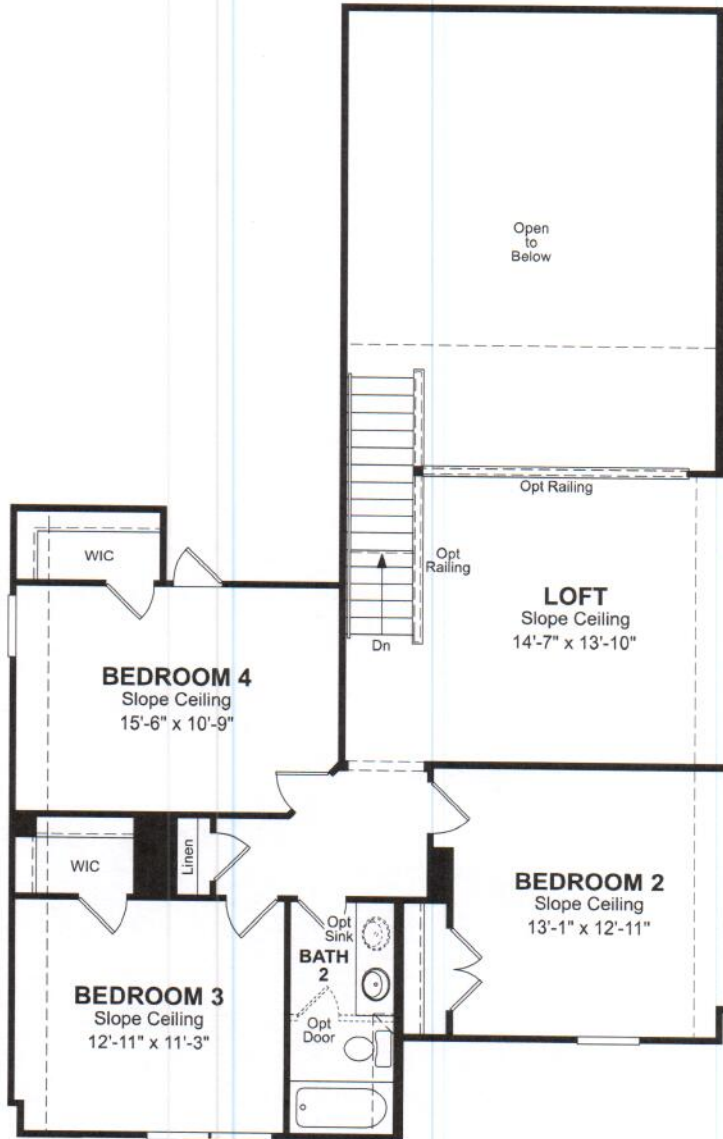
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E300-Alder

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Morgan's Landing Premier Collection

Included Features

Outside Your New Beazer Home

- Six panel Therma-Tru front door with Chelsea handleset
- Coach light on garage above cast stone engraved address block
- 2 hose bibs
- 30 year CertainTeed shingles
- 1st floor brick right and left sides
- Upgraded insulated Sonoma garage door
- Fully sodded front and back yard
- Spacious rear covered patio (per plan)
- Front gutters
- Galvanized Steel Storm Panels

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 and trim 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
- 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

Surprising Performance

- 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 11 media filter to reduce dust and other air particles
- LED light bulbs
- ENERGY STAR® certified Honeywell Vision PRO Wi-Fi programmable thermostat which allows homeowner remote access to control thermostat through computer, tablet, or smartphone via the free Total Connect Comfort app

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Morgan's Landing Premier Collection

Included Features

Inside Your New Beazer Home

- Ceramic tile floors in entry, kitchen/ breakfast, master bath, hall bath, utility room, powder bath & at back door per plan
- Mohawk carpet with 3/8" pad
- Raised panel interior doors with brushed nickel hardware
- Ceiling fans in family and owner's retreat; pre-wired in secondary bedrooms
- Progress lighting fixtures
- Wood shelving in all closets and utility
- Stylish rounded sheetrock corners
- Electric & Gas dryer connections
- 3" base boards

Beautiful Kitchens

- Granite countertops with stainless steel undermount sink and tile backsplash
- 42" Timberlake recessed panel cabinets with crown moulding
- Whirlpool stainless steel appliances: microwave with microhood vented to outside, gas range, dishwasher
- Stainless steel Integra pullout sprayer faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system

Elegant Baths

- Ceramic tile shower surround in owner's bath
- 42" Roman oval garden tub with separate shower with ceramic tile surround
- Timberlake vanity cabinets in all baths
- Quartz countertops in master and secondary baths with dependable Moen faucets

Technology in Your New Beazer Home

- Prewired for home security system, including contacts on all accessible exterior openings and first floor operable windows, and (1) motion detector prewire - excluding overhead garage door
- Each home includes a minimum of 3 Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet at designated locations within the home (per plan)
 - Media room package (per plan) – (1) Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet, 5.1 surround sound prewire and flat screen conduit
 - Study Package (per plan) – (1) Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet
- 30" OnQ Plastic Structured Wiring Enclosure in a designated location to allow for optimal WiFi coverage of the house
- Security Trim including Honeywell Vista 21IP alarm system, (1) Tuxedo Color Touchscreen keypad, (1) interior siren, and system battery backup - monitoring not included
- (2) USB outlets provided in Master Bedroom in designated locations
- All Fireplace Designs include 1" Conduit from media location to the Fireplace with convenient 110v outlet for future TV placement (per plan)
- All 2-Story homes include 1" Conduit from attic to structured wiring enclosure to allow easy path for future upgrades (per plan)
- 1" Conduit from outside to structured wiring enclosure to allow easy path for future upgrades
- Prewire for future Wireless Access Point [WAP] with CAT6 in designated area on select plans

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