



# King Crossing 60' Estates

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 with decor rocker switches
- 5 1/4" single crown moulding in entry, formal dining, formal living, study; on lower ceiling only (per plan)
- Job built closets
- 5 1/4" base boards
- MDF shelving and cabinet in utility room
- Gas and electric dryer connections
- Stair parts with stained hand rails and wood spindles (per plan)

## Beautiful Kitchens

- Granite countertops with stainless undermounted sink and tile backsplash
- 42" cherry or maple Timberlake cabinets with hidden hinges and custom crown molding
- Built in stainless steel Whirlpool appliances: microwave, gas cook top, built in oven, vent hood vented to outside, 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 in owner's bath
- Silestone countertops with oval undermounted sinks, plus one medicine cabinet in owner's bath
- Silestone countertops in all secondary baths
- Timberlake vanity cabinets in all baths
- Tile shower surrounds all baths
- Eva brushed nickel Moen faucets in all baths
- Elongated commodes with soft close lids 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
- Cast stone engraved address block
- 3- tone exterior color scheme
- Front Gutters and down spouts
- 3 hose bibs
- Kwikset locks on all exterior doors with brushed nickel handlesets with SmartKey technology
- 30 year CertainTeed architectural shingles
- Fully bricked first floor
- Upgraded insulated Sonoma garage door
- Brick front porch walk



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## **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
- 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

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® 3.0 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(R) Honeywell programmable digital thermostat
- Tankless gas water heater

## **The Beazer Experience**

- Choose from 4 preferred lenders to find the loan



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