



The Highlands Duets Included Features

Mortgage Choice – Choice Plans™ – Surprising Performance

Inside Your New Beazer Home

- Tiled floors in entry, kitchen/ breakfast, primary 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 & primary bedroom; pre-wired in secondary bedrooms
- Brushed nickel Progress lighting fixtures
- MDF shelving in utility
- Job built closets with MDF shelving & stained rods
- Stylish rounded sheetrock corners
- Gas & Electric dryer connections
- Traditional wood balusters and handrails (per plan)
- 5/8" base boards

Beautiful Kitchens

- **Choice Plans™** – *personalize your kitchen layout by choosing between two kitchen designs at no additional cost*
- Granite countertops with stainless steel undermount sink and tile backsplash
- 42" Timberlake cabinets with hidden hinges and crown molding. Choose between 3 cabinet door styles and over 10 color options.
- ENERGY STAR® Whirlpool® stainless steel appliances: microwave with micro hood vented to outside, gas range, dishwasher
- Stainless steel Moen Integra faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system at kitchen sink

Elegant Baths

- **Choice Primary Bath** – *choose between two Primary Bath designs at no additional cost. Choose a relaxing garden tub with a separate glass enclosed shower or a super shower.*
- Quartz countertops in primary & secondary baths with integrated oval sinks
- Timberlake vanity cabinets in all baths with primary set high
- Dependable Moen Eva brushed nickel faucets & fixtures
- Tiled shower surround in all bathrooms
- Elongated commodes with soft close lids in all baths

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
- 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 primary 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)
- Prewire for future Wireless Access Point [WAP] with CAT6 in designated area on select plans
- All new Beazer homes are built **Network Ready**, providing the optimal combination of low voltage and pre-wire components* that allows homebuyers to connect the technology of their choice after closing
 - 1" conduit from exterior wall to low-voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection
 - 30" Low-voltage panel centrally installed to ensure excellent Wi-Fi signal coverage and accommodation of ISP equipment without compromising aesthetics or functionality.
 - Three hardwired paired media outlets with RG6 (Cable TV/Data) and industry leading CAT6 (Ethernet/Data), located in family room, primary bedroom, and loft/office
 - 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

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Outside Your New Beazer Home

- Fully sodded front and back yard with landscaping package
- Front, sides and back irrigation system
- 8' wood front door with decorative glass (style per elevation)
- Front and back coach lights
- Spacious covered patio (per plan)
- 30 year CertainTeed architectural shingles
- Whole home gutters and down spouts
- Kwikset locks on all exterior doors with brushed nickel handlesets with SmartKey Technology
- Garage door style (per elevation)
- Two or three-tone exterior color schemes based on elevation option

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
- Sherwin-Williams 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 **Mortgage Choice**® lenders to discover the loan program that works for you
- Design appointment with a professional designer to select all interior finishes
- 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

- You can breathe easy knowing that all new Beazer homes are designed & built 100% ENERGY STAR® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- 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 Heat Pump with whole home Energy Recovery Ventilation (ERV) and Dehumidifier 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 flush mount lighting per plan and light bulbs
- Tankless water heater
- 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
- **Network Ready Box** (See Technology in Your New Home section for details)



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