Poppy Meadows

Included Features

BEAZER HOMES
Enjoy the Great Indoors

Home Performance Features

- As America's #1 Energy-Efficient Homebuilder*, your Beazer home delivers superior efficiency, improved air quality and ultimate comfort throughout the home. certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- Pre-paid Solar Lease Included with your home at no cost to you
- Energy-efficient all-electric homes
- Dedicated space in garage with conduit for Power Wall for future battery
- Sherwin-Williams® Loxon exterior paint primer for prolonged life
- DuPont™ Tyvek® Homewrap® engineered for home comfort & durability all year long
- Whole house OSB exterior wrap
- R-4 Dow board lath foam with stucco finish
- Dual-pane windows with low-E glass to block UV light
- Superior R-49 attic insulation to increase thermal resistance with radiant barrier sheathing
- 2x6 exterior wall framing with R-23 wall insulation
- Aero Barrier provides air-sealed technology to reduce air leakage in & out of the home
- Rheia® provides a compact air distribution system located entirely in the home's conditioned space to improve the efficiency of the system, lower energy usage, & provide more comfort
- Broan® whole house fresh air system with 75% efficient ERV with MERV 8 air filtration
- 96% high-efficiency electric heat pump Forced Air Unit (FAU) with multispeed blower
- 16 SEER air-conditioning unit
- Air changes per hour 1.5 or less
- High-efficiency tank water heater
- WaterSense® certified plumbing fixtures including low-flow Moen® showerhead and low-flow toilets by Gerber®
- A distinctive variety of inspired architectural elevations
- Sherwin-Williams® low VOC paint for improved air quality
- Therma-Tru® painted front entry door with Kwikset® Venetian bronze keyless entry
- Wayne Dalton® insulated high-quality sectional roll-up garage door & convenient automatic garage door opener with battery back-up with two transmitters
- Energy-saving Home programmable thermostat
- Multiple 3rd party quality & energy testing & inspections
- Fully drywalled and taped garage interiors
- Fire sprinkler system, carbon monoxide & smoke detectors for family safety
- Designated electric vehicle – ready to wire - conduit in garage

Elegant Interiors

- 9' ceilings throughout
- 12mm x 11 ¼" skirtboard at stairs for long-lasting durability (2-story plans)
- Ceiling fan pre-wire at Great Room & Primary Bedroom
- Laminate flooring at entry, stop & drop, kitchen & pantry
- 12x12 ceramic tile flooring at bathroom & laundry
- Distinctive 2-panel interior door with chrome lever & hardware
- Thoughtfully positioned flush mount LED lighting throughout with Decora® rocker-style light dimmer switch
- Ideally located multi-media outlets with RG6 (Cable TV/ Data) & industry-leading CAT6 (Ethernet/Data) in great room, primary bedroom, & loft or home office or secondary bedroom (per plan)
- Flat edge style baseboard and casing molding
- Architectural enhancing bullnose corners on interior walls
- Stop and drop with USB wall port

Chef Inspired Kitchens

- Beautiful recessed panel cabinetry by Timberlake with "built to fit" adjustable shelving, concealed hinges, melamine interiors & crown molding with 42" uppers
- Whirlpool® ENERGY STAR® appliance package in stainless steel including: electric range, microwave with steam cook option & cooking sensor, dishwasher with boost & extended soak cycle
- Durable, easy-care stainless steel undermount sink with InSinkErator® heavy-duty 1/2HP garbage disposal
- Pre-plumbed for ice maker
- Granite slab countertops in Bengal White with full backsplash at range
- Flush mount LED lighting
- Three pendant lights above the kitchen island with dimmer switch
- Moen® Sleek chrome faucet with pullout sprayer

Thoughtfully Designed Primary Suites

- Private primary bedroom with spacious walk-in closet
- Ceiling fan pre-wire
- Low-maintenance solid surface E-stone countertops in Blizzard White with dual handcrafted undermount sinks & matching 4" backsplash
- Contemporary E-stone shower surround in Blizzard White and flat polished edging
- Stylish Moen® WaterSense® chrome faucets with matching tub & shower fixtures
- Luxurious 36" high raised bathroom cabinets with concealed hinges and melamine interiors
- Full width vanity mirror
- Compartmentalized water closet with elongated toile

Attractive Secondary Bathrooms

- Beautiful 36" high raised bathroom cabinets with concealed hinges and melamine interiors
- Full width vanity mirrors
- Low-maintenance E-stone countertops in Blizzard White with matching 4" backsplash & flat polished edging
- Modern tile subway design shower & tub unit with easy-to-clean durable finish at all full bathrooms at second story
- Convenient standing shower at first-floor bath

The Beazer Experience

- 1-year performance standards warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration meeting with your Construction Manager
- Beazer Design Studio with selections available to personalize your new home

EQUAL HOUSING OPPORTUNITY
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Standard options and features lists as well as depictions of floor plans and elevations (each, a "Standard") are expressly not made part of any Purchase and Sale Agreement ("PSA"), nor do they give rise to any contractual relationship between you and Beazer Homes. Standards are intended only to provide a general overview. You may purchase an upgrade or, in its sole discretion, Beazer may substitute an alternative as provided in the PSA. The PSA's Addendum A will define what is included in your home. If you sign a Standard, it is simply your acknowledgment of receipt of the Standards applicable to this model of home. Construction specifications include moisture and mold control, radon resistant construction (where applicable), pest barriers, effective heating, ventilating and air-conditioning systems, safe combustion, and healthier building materials. Please visit www.epa.gov/indoorairplus for details. Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. *HERS stands for Home Energy Rating System. It's a standardized system used to measure a home's energy efficiency. A lower HERS score indicates a more energy-efficient home. HERS is like a home's MPG label. A lower HERS score means lower energy bills and a smaller environmental footprint. Our average gross HERS score in 2023 was 42. To confirm our position as the #1 energy efficient homebuilder in the US, we looked at the publicly reported average HERS scores during June 2025 for each of the top 30 homebuilders in the US (based on how many houses they sold in 2024) as determined by Builder Magazine's list https://www.builderonline.com/builder-100/builder-100-list/2025/ accessed on June 6, 2025. Beazer Homes reports our average gross HERS score i.e. without including solar power savings. We don't know for sure if the other builders report their energy efficiency scores (HERS scores) with or without including solar power savings. Any registered or unregistered trademarks appearing here are the registered or unregistered trademarks of and are owned by their respective owners. All plans, specifications, features, materials and appliances are subject to availability, change or substitution deemed advisable by Beazer Homes or as required by local building code or law. This feature sheet does not represent all standard specifications in your home. Details listed may vary depending on the plan, elevation, and options chosen. Please consult your New Home Counselor for details. ©2026 Beazer Homes. DRE License #01503061. 10/21/26.