

Kingfisher Villas

Included Features



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.
- Every home is built **solar-ready** so it's easier and more affordable to install a renewable energy system.
- Freedom Forever® high-efficiency home solar panels
- Air seal protocols, including Aero barrier & ductwork sealing, are designed to reduce air passing in & out of your home
- Advanced 2x6 framing techniques to allow for R-23 insulation in exterior walls
- Superior R-49 attic insulation to increase thermal resistance
- 220V, 40 AMP outlet in the garage for EV charging capabilities
- Dual-pane windows with Low-E glass to reflect infrared energy & block UV light
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- High-efficiency hybrid electric water heater
- Foundation wall assembly to provide more protection from external temperatures
- Improved efficiency with Goodman® HVAC system
- Energy-saving Honeywell Home programmable thermostat
- Whirlpool® ENERGY STAR® appliances
- Exterior elevations with available siding & stone (per plan)
- GAF® Timerline High Definition Lifetime shingles
- Boise® floor system for quieter floors
- Termite pre-treatment application
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- 30" Low-voltage panel centrally installed to ensure excellent Wi-Fi signal coverage & accommodation of ISP equipment without compromising aesthetics or functionality

The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems 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

Gourmet Kitchen

- Whirlpool® appliances in stainless steel, including an electric range, dishwasher, refrigerator, and a direct-vent microwave
- Timberlake® 42" maple cabinetry in choice colors
- Moen® chrome faucet
- LED lighting package (per plan)
- Stainless steel undermount sink with garbage disposal
- Quartz countertops
- Ceramic tile backsplash
- Pendant lighting over kitchen island (per plan)

Primary Bathroom

- Timberlake® raised height maple cabinetry in choice of colors
- Quartz vanity tops with dual porcelain undermount sinks
- Separate shower with Daltile® ceramic tile surround & glass enclosure (per plan)
- Daltile® 12 x 12 ceramic tile floors and tub/shower surround
- Moen® chrome faucet
- Separated water closet for privacy (per plan)
- Walk-in closet with ventilated shelving (per plan)
- Elongated toilet

Secondary Bathrooms

- Timberlake® raised height maple cabinetry in choice of colors
- Quartz vanity tops with porcelain undermount sink
- Daltile® 12 x 12 ceramic tile floors and tub/shower surround
- Moen® chrome faucet
- Elongated toilets

Interior Finishes

- 9' ceilings on first floor
- 2 ceiling fan pre-wires with LED fixture
- Mohawk® designer flooring in foyer, garage entry, kitchen/breakfast area, & powder room (per plan)
- Lever-style door hardware in satin nickel finish
- Built-in valet cabinetry with outlet and USB hookup
- Open rails stained in your choice of colors (per plan)



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. 25_07 BH CORP_12

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32707 Lighthouse Rd.
Selbyville, DE 19975



Homeowners Association Contact Information

Hope Wagner | hope.wagner@casinc.biz

HOA BREAKDOWN

Kingfisher Villa Homes: \$195 due per month

This fee covers the following features:

- Pool and splash pad
- Clubhouse with fitness center and golf simulator
- Tot lot
- Pickleball courts
- Common area landscaping
- Lawn maintenance
- Snow removal (driveways and lead walks not included)

HOA Management Address

Community Association Services
8600 Coastal Highway
Ocean City, MD 21842

Helpful Contacts

DELMARVA POWER 302-454-0317
COMCAST 800-934-6489
TOWN OF SELBYVILLE (WATER & SEWER) 302-436- 8349



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