Valencia 60' Homesites

Included Features

BEAZER HOMES
A DREAM FINDERS HOMES COMPANY

Inside Your New Beazer Home

- Tile floors in foyer, kitchen/breakfast, great room, study, dining, primary bath, secondary baths, powder bath & utility room (per plan)
- Carpet with 1/2" pad selected with Beazer Design Series
- 8' first floor Birkdale style interior doors with brushed nickel hardware & matching hinges (per plan)
- Glass door at study (per plan)
- Ceiling fan included in great room & primary bedroom; prewired in secondary bedrooms, loft, game room & patio (per plan)
- 4 LED lights at great room
- Polished nickel Progress lighting fixtures
- Decor rocker light switches
- 42" upper cabinets at utility
- Closets with MDF shelving & stained rods
- Electric dryer connection
- Wrought Iron Stair parts with stained handrails (per plan)
- 6" modern style baseboards with 4" door casing

Outside Your New Beazer Home

- Fully sodded front and back yard with full irrigation
- Decorative 8' front door to compliment the architectural style
- Decorative coach lights (per plan)
- Cast stone engraved address block
- 3 hose bibs
- 30-year shingles
- Kwikset brushed nickel front door handle set with Z-Wave technology smart lock
- Architecturally inspired insulated garage door and opener
- Front elevation gutters & downspouts
- 3-tone exterior color palette
- Rear covered patio
- Full brick first floor (per plan)

Beautiful Kitchens

- Solid surface countertops with stainless steel undermount sink and tile backsplash
- 42" cabinets with 5" crown or large cove style molding
- Premium cabinet accessories including hardware, a trash pullout, enclosed refrigerator and wrapped island (per plan)
- Undercabinet lights with light rail molding
- Whirlpool® stainless steel appliances: microwave with micro hood vented to outside, gas range, dishwasher.
- Moen Sleek chrome faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system at kitchen sink
- Pendant lights above island

Elegant Baths

- Solid surface countertops with undermount oval sinks
- Vanity cabinets in all baths with primary set high & included drawers (per plan)
- Moen Gibson chrome 8" spread faucets & fixtures
- 8" shower head at primary bath
- Tile shower surrounds
- Framed mirrors at primary bath & powder
- Comfort height elongated toilet with soft close lids

The Beazer Experience

- 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
- Third-party quality inspections of foundation, framing, and final construction phase
- 1-year performance standards warranty
- 10-year structural warranty

EQUAL HOUSING OPPORTUNITY
BZH LISTED NYSE

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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
- 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 prewire components that allows homebuyers to connect the technology of their choice after closing
  - 1.5" 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

Advanced Home Performance

- Spray foam insulation in attic and exterior walls, seals the home giving you lower energy costs with a lifetime guarantee
- High Performance windows with Low-E glass, and a vinyl window frame to reduce heat transfer, energy loss, and outside noise
- Sill seal and insulated headers (exterior) to reduce unwanted airflow
- Moen water saving plumbing fixtures
- Rinnai Tankless Gas Water Heater
- MERV 11 media filter to reduce dust and other air particles
- Energy saving LED light bulbs

Quality Construction

- 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
- 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

Community Amenities & HOA

- Homeowners Association Contact Information
  - First Service Residential - 281-692-2808
- Annual Fee - $1,100
  - Infinity edge pool
  - Event lawn
  - Parks
  - Playground
  - Landscaped walking trails
  - Lakes
- Tax Rate - 3.40
- School Information - Alvin ISD
  - Barbara Bennett Elementary K-5
  - Manvel Junior High School 6-8
  - Manvel High School 9-12

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