

One Central

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.
- 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 more insulation in exterior walls
- Superior R-27 framed wall foam and bib insulation, R60 attic insulation to increase thermal resistance, and R38 to R50 cantilevers
- 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 16.2-SEER
- Energy-saving Honeywell Home programmable thermostat
- Whirlpool® ENERGY STAR® appliances
- Exterior elevations with available siding, brick, & stone (per plan)
- Clopay® insulated garage door with WiFi-enabled opener and 2 remotes
- EV charger pre-wire
- Boise® floor system for quieter floors
- Termite pre-treatment application
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping the 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

Kitchen

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

Primary Bathroom

- Timberlake® raised height maple cabinetry in choice of colors
- Quartz vanity tops with dual bowl sinks
- Daltile® 12" x 12" ceramic tile floors and 12" x 12" tub/shower surround (per plan)
- Elongated toilet
- Walk-in closet with ventilated shelving (per plan)

Secondary Bathrooms

- Timberlake® raised height maple cabinetry in choice of colors
- Quartz vanity tops
- Daltile® 12" x 12" ceramic tile floors and tub/shower surround
- Elongated toilets
- Powder room with pedestal sink & designer flooring

Interior Finishes

- 9' ceilings on entry level
- 3-1/4" Colonial baseboard molding
- Kwikset® modern lever style interior door hardware in brushed nickel

Community Amenities & HOA

- Professionally landscaped common areas & maintenance
- Professionally managed Homeowners Association
- Tot lot and dog park
- Community sidewalks
- Public water and sewer
- Close to major routes & Rio Lakefront

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



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