Timber Hollow 50' 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 lighting fixtures
- Decor rocker light switches
- 42" upper cabinets at utility
- 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
- Decorative 8' front door to compliment the architectural style
- Decorative coach lights (per plan)
- 2 hose bibs
- 30-year shingles
- Kwikset brushed nickel front door handle set with Z-Wave technology smart lock
- Garage door opener
- Front elevation gutters & downspouts
- 3-tone exterior color palette
- Rear covered patio
- Full brick on 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 in primary & secondary baths 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 toilets 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

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. ©2025 Beazer Homes. 25_07 BH CORP_12 Effective 11.6.2026

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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 second floor roof accessible operable windows, and (1) motion detector prewire - excluding overhead garage door
- Security Trim including alarm system, (1) 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)
- 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" 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
  - Two hardwired paired media outlets with RG6 (Cable TV/Data) and industry leading CAT6 (Ethernet/Data) located in family room and primary bedroom
    - 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
- 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
- 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
- Clay brick exteriors
- Carbon monoxide detectors (one per story)
- Smoke detectors with battery backups
- Initial termite pre-treatment

Community Amenities & HOA

- Homeowners Association Contact Information
  - Sterling ASI - 832-678-4500
- Annual Fee - $1,045
  - Walking trails
  - Park
  - Landscaped grounds
- Tax Rate - 2.84
- School Information - Magnolia ISD
  - Williams Elementary [K-4]
  - Magnolia Parkway Intermediate School [5-6]
  - Magnolia Parkway Jr. High [7-8]
  - Magnolia West High School [9-12]

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