

THE HIGHLANDS DUETS COLLECTION

Included Features

9115 Petroglyph Point



LET'S BUILD YOUR FUTURE

Inside Your New Beazer Home

- DalTile floors in foyer, kitchen/breakfast, great room, study, dining, primary bath, secondary baths, powder bath & utility room (per plan)
- Mohawk carpet
- 8' first floor interior doors with 3 style choices, satin 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, gameroom & patio (per plan)
- 4 LED lights at great room
- Polished nickel Progress lighting fixtures
- Decor rocker light switches
- MDF shelving in utility
- Job built closets with MDF shelving & stained rods
- Wrought Iron Stair parts with stained handrails (per plan)
- 6" modern style baseboards with 4" door casing

Beautiful Kitchens

- **Choice Plans®** – personalize your kitchen layout by choosing between three kitchen designs at no additional cost
- Granite or Quartz countertops with stainless steel undermount sink and tile backsplash
- 42" Timberlake cabinets with hardware, trash pullout & 5" crown or large cove style molding
- Undercabinet lights with light rail molding
- ENERGY STAR® Whirlpool® stainless steel appliances: microwave with micro hood vented to outside, gas range, dishwasher. Pre-wired for future electric cooking.
- Moen Genta chrome faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system at kitchen sink
- Pendant lights above island

Elegant Baths

- **Choice Primary Bath** – choose between three Primary Bath designs at no additional cost. Choose a relaxing garden tub with a separate glass enclosed shower or a super shower.
- Quartz countertops in primary & secondary baths with undermount oval sinks
- Timberlake vanity cabinets in all baths with primary set high
- Drawer bank at primary bath (per plan)
- Dependable Moen Gibson chrome faucets & fixtures
- Tiled shower surrounds
- Comfort height elongated commodes with soft close lids

Outside Your New Beazer Home

- Decorative 8' front door to compliment the architectural style
- Decorative coach lights
- 30 year CertainTeed shingles
- Kwikset satin nickel front door handleset with Z-Wave technology smart lock
- Upgraded panel garage door and opener with built-in WiFi
- Fully sodded front and back yard with full irrigation
- Two or three-tone exterior color schemes based on elevation option
- Whole home gutters & down spouts
- Covered patio

The Beazer Experience

- Choose from 4 **Mortgage Choice®** lenders to find the loan program that works for you
- 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
- 3rd party quality inspections of foundation, framing, and final construction phase
- Insurance-backed, limited warranty with protection encompassing the frame, foundation, interior systems and exterior finish of your home
- Includes a third-party vendor HVAC system maintenance contract purchased by Beazer at closing for system introduction, check-up and air filters

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 211P alarm system, (1) Tuxedo Color Touchscreen keypad, (1) interior siren, and system battery backup - monitoring not included
- (2) USB outlets provided in Primary Bedroom in designated locations
- 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" 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



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Surprising Performance

- Your Energy Series READY home is certified by the US Department of Energy as a DOE Zero Energy Ready Home™ and is so energy efficient adding solar could offset most, if not all, of the annual energy consumption of the home.
- You can breathe easy knowing that all new Beazer homes are designed & built 100% ENERGY STAR® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- Performance testing on **every** home with a Home Energy Rating Score (HERS) on each plan
- Spray foam insulation in attic (including R44 grade on rafters) and exterior walls, seals the home giving you lower energy costs with a lifetime guarantee
- LP Novacore Thermal Insulated OSB (R3) sheathing to provide continuous insulation
- Energy efficient HVAC system with whole home Energy Recovery Ventilation (ERV) and Dehumidifier to maintain home comfort levels
- High Performance windows with Low-E glass, Argon gas, and a vinyl window frame to reduce heat transfer, energy loss, and outside noise
- EV car charging outlet in garage
- 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
- Daikin One Touch Smart Thermostat Wi-Fi programmable thermostat which allows homeowner remote access to control thermostat through computer, tablet, or smartphone via the free One Home Mobile app

Quality Construction

- Tyvek weatherization for protection against water & moisture
- 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



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