

# MONTGOMERY RIDGE LANDMARK COLLECTION

## Included Features



**BEAZER**  
**HOMES**

LET'S BUILD YOUR FUTURE

### Inside Your New Beazer Home

- Vinyl floors in entry, kitchen/breakfast, primary bath, hall bath, utility room, powder bath, & at back door (per plan)
- Mohawk carpet with 3/8" pad
- Square panel interior doors with brushed nickel hardware
- Ceiling fan in family; pre-wired in all bedrooms
- Polished nickel finish Progress lighting fixtures
- Decor rocker light switches
- MDF shelving in utility
- Job built closets with MDF shelving & stained rods
- Front load washer & dryer
- Electric dryer connection
- 2" faux wood white blinds
- 3" base boards

### Beautiful Kitchens

- **Choice Plans™** – personalize your kitchen layout by choosing between two kitchen designs at no additional cost
- Granite countertops with 8" deep, stainless steel undermount sink and tile backsplash
- 42" Timberlake cabinets with hidden hinges & crown molding
- ENERGY STAR® Whirlpool® stainless steel appliances: microwave with micro hood vented to outside, gas range, dishwasher. Pre-wired for future electric cooking.
- Moen Integra chrome faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system at kitchen sink
- Stainless steel refrigerator

### Elegant Baths

- **Choice Primary Bath** – choose between two 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
- Dependable Moen Chateau chrome faucets & fixtures
- Tiled shower surround in all bathrooms
- Elongated commodes with soft close lids in all baths

### Outside Your New Beazer Home

- Square 2 panel fiberglass front door
- Coach light on garage above cast stone engraved address block
- 2 hose bibs
- 30 year CertainTeed shingles
- Upgraded panel garage door with opener
- Kwikset brushed nickel front door handleset with Z-Wave technology smart lock
- Fully sodded front and back yard
- Whole home gutters & down spouts
- 3-tone exterior color scheme with white window frames

### 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

### 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 15 alarm system, (1) keypad, (1) interior siren, and system battery backup - monitoring not included
- (2) USB outlets provided in Primary Bedroom in designated locations
- 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 and flat screen conduit
    - Study Package (per plan) – (1) Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet



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. Furthermore, due to our consistent efforts to improve our homes, Indoor airPLUS is the U.S. Environmental Protection Agency (EPA) program for new homes that builds on the ENERGY STAR® program to recognize indoor air quality (IAQ) features in a new home. Through this EPA partnership, Beazer Homes has committed to promoting Indoor airPLUS qualified homes that provide homeowners with improved IAQ. To earn the Indoor airPLUS label, a home must meet strict guidelines set by the EPA for improving IAQ. Just like ENERGY STAR, the home is certified by an independent third-party inspector. Builders employ a variety of construction practices and technologies to improve the IAQ in new homes. 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](http://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. 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. Any registered or unregistered trademarks appearing in this document are the registered or unregistered trademarks of and are owned by their respective owners. Please consult your New Home Counselor for details. ENERGY STAR and the ENERGY STAR mark are registered trademarks owned by the U.S. Environmental Protection Agency. ©2024 Beazer Homes. Features effective 7.1.24

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## Included Features



LET'S BUILD YOUR FUTURE

### 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 1" (R5) sheathing to provide continuous insulation
- Goodman 18.5-20.5 SEER2 Heat Pump with whole home Energy Recovery Ventilation (ERV) and Dehumidifier to maintain home comfort levels (SEER per plan)
- 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
- 50 gallon Heat Pump electric water heater
- MERV 11 media filter to reduce dust and other air particles
- Energy saving LED light bulbs
- ENERGY STAR® certified Honeywell Vision PRO Wi-Fi programmable thermostat which allows homeowner remote access to control thermostat through computer, tablet, or smartphone via the free Total Connect Comfort app
- **Network Ready Box** (See Technology in Your New Home section for details)

### 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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