

# MONTGOMERY RIDGE LANDMARK COLLECTION

## Included Features

19608 Montgomery Ridge



# 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
- 30" 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
- 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



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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
- Styrofoam™ 1" exterior 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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