

HILLSIDE MANOR

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 designed to be 40-50% more efficient than the typical new home.
- You can breathe easy knowing that all new Beazer homes are designed & built ENERGY STAR® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- Conventional ductwork in conditioned spaces
- R-21 open cell spray foam in 2"x6" exterior walls
- R-60 blown fiberglass insulation in ceilings adjacent to attic
- 17 SEER 2® air conditioning & electric heat pump
- High-efficiency Hybrid Tanked Water Heater
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques to allow for more insulation in walls
- Energy-saving LED bulbs
- Dual-pane radon infused windows with Low-E glass to reflect infrared energy & block UV light
- Energy-saving programmable thermostats
- Moen® water-saving bath faucets & shower heads
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- EV Car Charging

Components*

- 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 & accommodation of ISP equipment without compromising aesthetics or functionality
- Three hardwired paired media outlets with RG6 (Cable TV/Data) & industry leading CAT6 (Ethernet/Data), located in great room, primary bedroom, loft, or secondary bedroom (per plan)
- 1" conduit for future solar addition

Quality Construction

- Exterior elevations with siding, board & batten, shake, brick & stone available per plan
- 9' ceilings throughout
- Cemplank® fiber-cement siding by James Hardie®
- CertainTeed® architectural roof shingle
- Therma-Tru® fiberglass front entry and rear doors
- Insulated 2-car garage door with two opener remotes
- Kwikset® front entry knob with Smart Code deadbolt
- Bronze aluminum gutters & downspouts
- Termite bait stations with 1-year termite bond
- Professionally landscaped & sodded front & rear yard per plan & lot
- Brick water tables on sides

Community Amenities

- Mail kiosk located at community
- Community Pavilion, Dog Park, & Walking Trail
- Professionally landscaped lawn (before closing) & common areas
- Professionally managed homeowners association

Kitchen

- ENERGY STAR® Whirlpool® appliances in stainless steel: gas cooktop with electric conversion option, built-in microwave/oven combo, vent hood, & dishwasher
- Vented cooktop hood to exterior
- Aristokraft® cabinets with 42" uppers
- Granite countertop with Daltile® subway tile backsplash
- Stainless undermount sink with Moen® Method pull out faucet
- 5" ceiling mount LED lighting per plan
- 2 pendant light prewire over kitchen island

Primary Bathroom

- Aristokraft® raised vanity cabinets
- 2cm white quartz countertop with rectangular undermount sink
- 12"x12" Daltile® ceramic tile flooring & shower surround
- 2"x2" ceramic Daltile® tile shower pan
- Slide-in ceramic tile skirted tub
- Framed shower enclosure in chrome

Secondary Bathrooms

- Aristokraft® raised vanity cabinets
- 2cm quartz countertop with undermount sink
- 12"x12" Daltile® ceramic tile flooring
- Fiberglass tub/shower combo with smooth surrounds
- Moen Gibson fixtures in chrome finish

Interior Finishes

- Mohawk® RevWood 5" plank flooring in Foyer, Dining, Kitchen/Breakfast, Great Room, Garage Entry & Powder Room
- 48" Electric Raised Fireplace with Tile Surround & Stained Box Mantel
- Mohawk® RevWood stair treads with painted risers from 1st to 2nd floor
- Open rail iron balusters as occurs on main level per plan
- 5/4" baseboard on 1st floor, 3/4" on 2nd floor
- Crown molding in Foyer, Dining, & Primary Bedroom per plan
- Mohawk® carpet with 5lb pad at Bedrooms, Loft, & 2nd Floor Hallways
- Mohawk® vinyl plank in Laundry Room
- Moen® 2-lever chrome faucets in all baths
- Ceiling fan with light in Great Room & Primary Bedroom
- Progress Lighting® bath vanity lights in chrome
- Kwikset® Polo brushed nickel door hardware
- Valet at garage entry with USB outlet
- Sherwin-Williams® interior flat wall & ceiling paint

The Beazer Experience

- A high-performance home engineered for more quality, more comfort, more durability, & more savings
- 1-year performance standards warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration
- Beazer Design Studio with packages 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. 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 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. ©2025 Beazer Homes.