

Estates at Lake Jesup

Included Features



Home Performance Features

- As **America's #1 Energy-Efficient Homebuilder***, your Beazer home delivers superior efficiency, improved air quality and ultimate comfort throughout the home.
- Every home is built **solar-ready** so it's easier and more affordable to install a renewable energy system.
- Air seal protocols designed to reduce air passing in & out of your home
- Foam injected concrete masonry exterior walls on the first floor
- Advanced 2'x6' framing on the second floor to allow for more insulation in walls
- Superior R60 attic insulation to increase thermal resistance
- Dual-pane windows with two layers of Low-E glass to reflect infrared energy & block UV light
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- High-efficiency 50 gallon Rheem® Electric Water Heater
- Foundation wall assembly to provide more protection from external temperatures
- High-efficiency variable speed Goodman® 16.6 SEER2 HVAC system
- Goodman® thermostat with Wi-Fi capabilities
- Whirlpool® ENERGY STAR® dishwashers
- Exterior elevations with available siding, brick, & stone (per plan)
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Boise® floor system for quieter floors
- Termite pre-treatment application with certificate
- 50 Amp electric vehicle charging outlet in garage
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- 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 family room, primary bedroom, & loft/office area

Exterior Finishes

- Kwikset HomeConnect smart lock on front door
- 8' exterior doors
- Paver driveway and walkway
- Two-car and three-car garages including a Genie 2128 chain drive garage door opener with Aladdin Connect smart system
- Whole house aluminum gutters
- Rainbird time-controlled irrigation system
- Covered lanai

Kitchen

- Whirlpool® appliances in stainless steel, including range, dishwasher, & ventilated microwave
- Timberlake® 42" upper cabinetry with staggered installation over the microwave
- Stainless Steel double bowl undermount sink with Moen® chrome faucet and ½ HP disposal
- 3cm granite countertops including spacious island

Primary Bathroom

- Timberlake® vanity cabinets
- Privacy room with elongated toilets
- Separate shower with Daltile® ceramic tile surround & glass enclosure (per plan)
- Daltile® ceramic tile floor
- Relaxing garden tub with Daltile® ceramic tile surround (per plan)
- Walk-in closet with ventilated shelving (per plan)
- Raised vanity with 3cm granite countertops and dual undermount sinks
- Moen® chrome faucets

Secondary Bathrooms

- Timberlake® vanity cabinets
- Raised vanity with 3cm granite countertops
- Performa™ by Sterling Vikrell® bathtub with tile surround
- Moen® chrome faucets

Interior Finishes

- Kwikset® interior door hardware in brushed nickel
- Progress Lighting™ brushed nickel eight-light chandelier
- 9'4" ceilings on first floor & 9' ceilings on the second floor (per plan)
- 8' interior doors on first floor
- 5¼ baseboard throughout
- Daltile® 18"x18" ceramic tile flooring in foyer, kitchen, all baths, and laundry room
- Wood window sills

The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration meeting with your Construction Manager
- Beazer Design Studio with selections available to personalize your new home

Community Amenities & HOA

- Professionally landscaped common areas
- Professionally managed homeowners association
- Monthly HOA Dues \$150.00



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