

# Iris Park

## Included Features



### Advanced Home Performance

- Energy Series READY homes are the most energy efficient homes built by Beazer today. Certified by the U.S. Department of Energy as a DOE Zero Energy Ready Home™, READY homes are also ENERGY STAR certified, Indoor airPLUS qualified, and built so that the addition of solar could offset most, if not all, of the annual energy consumption of the home.
- Air seal protocols designed to reduce air passing in & out of your home.
- Advanced framing techniques to allow for more insulation in walls.
- Superior attic insulation to increase thermal resistance.
- Foundation Wall Assembly to provide more protection from external temperatures.
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out.
- High-efficiency Rheem® Hybrid Electric Water Heater.
- Improved efficiency Goodman® HVAC system.
- Energy-saving Honeywell Home programmable thermostat.
- Boise® floor system for quieter floor.
- Termite pre-treatment application.
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long.
- All new Beazer homes are built Network Ready, providing the optimal combination of low-voltage & pre-wire 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 & 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.

### Kitchen Features

- Stainless-steel appliance package, including:
  - Whirlpool® gas range
  - Whirlpool® microhood
  - Whirlpool® multi-cycle built-in dishwasher
- Double bowl stainless steel sink with heavy-duty garbage disposal
- Elegant-crafted base and upper white thermofoil cabinets in kitchen
- Culinary prep island per kitchen choice
- Pre-plumbed for ice maker
- Granite slab countertops with 6" splash
- Moen® chrome faucet

### Exterior Features

- Architectural styling featuring Spanish, Farmhouse, Italianate and French designs
- Architecturally color-coordinated, energy-efficient and fire-retardant concrete tile roof
- Front yard landscaping including irrigation system
- Therma-Tru® painted front entry door with Traditional Smart Lock with Chelsea handle
- Dual-pane, Low-E windows
- High-quality, insulated sectional roll-up garage door with battery back-up and convenient automatic garage door opener with two transmitters

### Interior Features

- Ceramic tile flooring for entry; Mohawk® vinyl in kitchen, laundry and baths; Mohawk® carpet throughout
- Spacious and functional secondary bedrooms with low-maintenance, solid-surface countertops in all baths
- Convenient interior laundry rooms with optional sink and upper and lower cabinets (per plan)
- Distinctive 2-panel contemporary interior doors with chrome hardware
- Thoughtfully positioned recessed LED lighting throughout and rocker-style light switches
- Transitional-style base and case molding
- Architectural-enhancing bullnose corners on interior walls

### Primary Suite

- Fiberglass tub/shower
- E-Stone marble countertops with dual china sinks
- Spacious walk-in closet
- Separate dressing, bath and compartmentalized water closet
- Moen® plumbing fixtures
- Full-width vanity mirror (per plan)

### The Beazer Experience

- A High Performance home engineered for energy efficiency, cost savings and comfort
- One-year Beazer Homes limited warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Beazer Homes Design Studio with selections 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 part of any Purchase and Sale Agreement ("PSA") and do not create any contractual relationship between you and Beazer Homes. These Standards are intended only to provide a general overview. You may purchase upgrades, or Beazer may substitute alternatives at its sole discretion as outlined in the PSA. Addendum A of the PSA defines what is included in your home. Signing a Standard simply acknowledges receipt of the Standards applicable to your home model. Beazer Homes participates in the U.S. Environmental Protection Agency's Indoor airPLUS program, which builds on ENERGY STAR® to recognize indoor air quality (IAQ) features in new homes. To earn the Indoor airPLUS label, homes must meet strict EPA guidelines and be certified by an independent third-party inspector. Builders use various practices to improve IAQ, including moisture and mold control, radon-resistant construction (where applicable), pest barriers, effective HVAC systems, safe combustion, and healthier building materials. For more details, visit [www.epa.gov/indoorairplus](http://www.epa.gov/indoorairplus). Beazer reserves the right to make changes without notice or obligation to plans, elevations, and pricing. Illustrations and specifications are believed accurate at the time of publication but are not intended to create any warranty or contract rights. All plans, specifications, features, materials, and appliances are subject to availability, change, or substitution as deemed advisable by Beazer Homes or required by local building codes or laws. This feature sheet does not represent all standard specifications in your home, and details may vary depending on plan, elevation, and options chosen. Any trademarks appearing in this document are the property of 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

# Iris Park

Perris Boulevard & Iris Avenue  
Moreno Valley, CA 92551



## Homeowners Association Contact Information

Prime Property Managment | sheliexanthos@theprimeas.com | 800-706-7838

## HOA BREAKDOWN

### General Fee: \$178 per month at build-out

This fee covers the following features:

- Community Park
- Exercise Lots
- Passive Park
- Maintenance of Entries
- Maintenance of Landscaping

## Property Taxes

The total tax rate with Mello Roos is approximately 1.70%

## Helpful Contacts

Riverside University Health System Medical Center | .....(951) 486-4000  
Moreno Valley Police Department | .....(951) 486-6700  
Riverside County Fire Station 2 | .....(951) 486-6780  
Moreno Valley City Hall | ..... (951) 413-3000



This information is summary in nature, based on estimates which will not reflect actual future expenses. All information is believed correct at time of publication. All information is subject to change. Please consult the community governing documents for detailed and current information about what expenses are covered by the HOA assessments. 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. 168360 BH CORP JULY\_3