

MONTGOMERY RIDGE FOUNDERS COLLECTION

Included Features



Inside Your New Beazer Home

- Vinyl flooring in locations selected with Beazer Design Series
- Mohawk carpet with 3/8" pad selected with Beazer Design Series
- Birkdale style 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
- 6" MDF baseboards

Outside Your New Beazer Home

- Decorative 8' front door to compliment the architectural style
- Decorative coach lights (per plan)
- 2 hose bibs
- 30 year CertainTeed shingles
- Insulated garage door with opener
- Kwikset brushed nickel front door handle set with Z-Wave technology smart lock
- Fully sodded front and back yard
- Whole home gutters & downspouts
- 3-tone exterior color palette with white window frames
- Rear covered patio

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 Genta 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 large walk-in shower or a tub/shower combo.
- 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
- Elongated commodes with soft close lids
- Tiled shower surrounds

The Beazer Experience

- Choose from 5 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
- Third-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
- Third-party vendor HVAC system maintenance contract purchased by Beazer at closing for system introduction, check-up and air filters



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MONTGOMERY RIDGE FOUNDERS COLLECTION

Included Features



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 211P alarm system, (1) Tuxedo Color Touchscreen 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, 5.1 surround sound prewire and flat screen conduit
 - Study Package (per plan) – (1) Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet

Community Amenities & HOA

- Homeowners Association Contact Information
 - Sterling ASI - 832-678-4500
- Annual Fee - \$750
 - Landscaped walking trails around community lake
 - Playground
 - Community Pool
- Tax Rate - 2.97
- School Information - Montgomery ISD
 - Creekside Elementary K-5
 - Oak Hills Jr. High School 6-8
 - Lake Creek High School 9-12

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 R30 grade on rafters) and exterior walls, seals the home giving you lower energy costs with a lifetime guarantee
- Thermal Insulated (R3) sheathing to provide continuous insulation
- Energy efficient HVAC system with whole home Energy Recovery Ventilation (ERV) and Dehumidifier to maintain home comfort levels
- 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
- Rinnai Tankless Gas Water Heater
- MERV 11 media filter to reduce dust and other air particles
- Energy saving LED light bulbs
- Daikin One Touch Smart Thermostat Wi-Fi programmable thermostat which allows homeowner remote access to control thermostat through computer, tablet, or smartphone via the free One Home Mobile app

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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MONTGOMERY RIDGE LANDMARK COLLECTION

Included Features



Inside Your New Beazer Home

- DalTile floors in foyer, kitchen/breakfast, great room, study, dining, primary bath, secondary baths, powder bath & utility room (per plan)
- Mohawk carpet with 3/8" pad selected with Beazer Design Series
- Birkdale style interior doors with brushed nickel hardware
- Ceiling fan in family; pre-wired in all bedrooms
- Window seat at breakfast area (per plan)
- Tray ceiling at entryway (per plan)
- Polished nickel Progress lighting fixtures
- Decor rocker light switches
- 42" upper cabinets at utility
- Job-built closets with MDF shelving & stained rods
- Front load washer & dryer
- Electric dryer connection
- 2" faux wood white blinds
- Traditional wood balusters and handrails (per plan)
- 6" MDF baseboards

Outside Your New Beazer Home

- Fully sodded front and back yard
- Decorative 8' front door to compliment the architectural style
- Decorative coach lights (per plan)
- Full glass patio door
- 2 hose bibs
- 30-year CertainTeed shingles
- Kwikset brushed nickel front door handle set with Z-Wave technology smart lock
- Insulated garage door and opener
- Whole home gutters & downspouts
- 3-tone exterior color scheme with white window frames
- Rear covered patio
- 1st floor brick, sides & rear (per plan)

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 hardware, trash pullout & 5" crown or large cove style molding
- ENERGY STAR® Whirlpool® stainless steel appliances: microwave with micro hood vented to outside, gas range, dishwasher. Pre-wired for future electric cooking.
- Moen Genta chrome faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system at kitchen sink
- Pendant lights above island

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 (windowsills included per plan) in primary & secondary baths with undermount oval sinks
- Timberlake vanity cabinets in all baths with primary set high
- Dependable Moen Gibson chrome faucets & fixtures
- Tiled shower surrounds
- Comfort height elongated commodes with soft close lids

The Beazer Experience

- Choose from 5 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
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- Spray foam insulation in attic (including R30 grade on rafters) and exterior walls, seals the home giving you lower energy costs with a lifetime guarantee
- Thermal Insulated (R3) sheathing to provide continuous insulation
- Energy efficient HVAC system with whole home Energy Recovery Ventilation (ERV) and Dehumidifier to maintain home comfort levels
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- EV car charging outlet in garage
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- Energy saving LED light bulbs
- Daikin One Touch Smart Thermostat Wi-Fi programmable thermostat which allows homeowner remote access to control thermostat through computer, tablet, or smartphone via the free One Home Mobile app

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
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