

Crossroads at Southport

Included Features



Home Performance Features

- Your Energy Series READY home is certified by the US Department of Energy as a DOE Efficient New Home™ and are so energy efficient that adding solar could offset most, if not all, of the annual energy consumption of the home.
- AeroSeal® aerobarrier designed to reduce air passing in and out of your home
- Advanced framing techniques including 2x6 walls to allow R-21 insulation in walls
- Superior R-60 attic insulation to increase thermal resistance
- Highly efficient commercial grade windows with 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
- Voltex® AL Smart hybrid electric heat pump water heater
- Goodman® Side Discharge- up to 19.0 SEER2, variable-speed inverter driven heat pump
- Foundation Wall Assembly to provide more protection from external temperatures
- Improved efficiency RHEIA® HVAC system
- Goodman® GTST connected thermostat
- Whirlpool® ENERGY STAR® dishwashers for better energy efficiency
- 50amp/240v electric vehicle outlet with dedicated circuit and blank plate
- 50% masonry on the front of the first floor (per plan)
- CertainTeed® 30-year dimensional roof shingles
- Boise® floor system for quieter floors
- Exterior elevations with low maintenance KP Dakota™ vinyl siding with LP Smart Trim™ on the front.
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- Steel raised panel insulated overhead garage door
- Garage door opener on 2-car door
- 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.

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 media outlets with a CAT6 (Ethernet/Data), located in great room, primary bedroom, & loft/office area
- One WAP prewire, centrally located. (wireless access point)

Community Amenities & HOA

- Professionally landscaped common areas
- Professionally managed homeowners association
- Amenities include two playgrounds, firepit and pavilion with picnic tables



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

Kitchen

- Stainless steel Whirlpool® appliances including microwave, electric range, and dishwasher
- Birch cabinetry in two stain choices with 36" upper cabinets
- Laminated kitchen counters
- Moen® chrome faucet with side sprayer
- Ice maker line
- Flush mount LED lighting package
- Sliding glass door with transom windows

Primary Bathroom

- Proflo® low maintenance shower with glass enclosure and transom window
- Raised birch vanity cabinets in two stain choices
- Cultured marble countertops with double bowl vanity
- Mohawk® resilient vinyl flooring
- Moen® faucets
- Walk-in closet with ventilated shelving (per plan)

Secondary Bathrooms

- Raised birch vanity cabinets in two stain choices
- Cultured marble countertop
- Low-maintenance fiberglass shower & tub unit
- Mohawk® resilient vinyl flooring

Interior Finishes

- 9' Ceilings on first floor
- Mohawk® resilient vinyl flooring in kitchen, breakfast area, powder bath, foyer and laundry room (per plan)
- Kwikset® brushed nickel interior door hardware
- Wood coat bench with hooks and underneath storage (per plan)
- Flush mount LED lighting package (per plan)
- Wood stair railing on first floor (per plan)
- Fiberglass front door with sidelight or transom window (per plan)
- Water softener rough-in

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 meeting with your Construction Manager
- Beazer Design Studio with selections available to personalize your new home

Crossroads at Southport

8721 Leatherwood Court
Indianapolis, IN 46259



Homeowners Association Contact Information

Associated Asset Management
941 E. 86th Street, Indianapolis, IN 46240
Contact: Aby Spargur
(317) 631-2213
abigail.spargur@associatedasset.com

HOA BREAKDOWN

One Time Fee \$788 Due at Closing

This fee covers the following features:

- One-time contribution to the Association's operating fund and/or capital reserve fund
- Administrative fee

General Fee \$638 Annual HOA Dues

This fee covers the following features:

- Due semi-annually (pro-rated at time of closing)
- Snow removal on the streets, common area maintenance, and amenity maintenance
- Community playground

Utility Information

Citizens Energy Group (Gas, Water, Sewer).....	317-924-3311
AES Indiana / IPL (Electric)	317-261-8222
Xfinity (Phone, Cable, Internet)	800-XFINITY
AT&T (Internet)	855-798-1260
Republic Services (Trash)	317-327-4622

School Information

South Creek Elementary | 9010 E Southport Rd, Indianapolis, IN 46259 Phone: 317-860-4700

Franklin Central Junior High School | 10440 Indian Creek Rd, Indianapolis, IN 46259 Phone: 317-803-8100

Franklin Central High School | 6215 S. Franklin Rd, Indianapolis, IN 46259 Phone: 317-862-6646

Kitley Intermediate School | 8735 Indian Crk S Rd, Indianapolis, IN 46259 Phone: (317) 803-5900



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. ©2026 Beazer Homes.