

# Ambridge

## 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
- Advanced framing techniques to allow for more insulation in walls
- Superior attic insulation to increase thermal resistance
- Dual-pane windows with two layers of Low-E glass coating 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
- 50 Gallon Heat Pump Water Heater
- Foundation wall assembly to provide more protection from external temperatures
- Highly efficient Goodman® HVAC
- Energy-saving programmable thermostat
- Epilay® Synthetic Roofing underlayment
- Low-maintenance Royal vinyl siding and trim
- CertainTeed® limited lifetime roof shingles
- Energy-efficient DuPont™ Tyvek® Homewrap® whole house system engineered for cost savings while keeping home comfortable & durable all year long
- 240V/40A Electric vehicle charging outlet in garage
- All new Beazer homes are built Network Ready, providing the optimal combination of low-voltage & pre-wire 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/office area

### Distinctive Exteriors

- Wayne Dalton insulated garage door
- Taped, sanded, and paint ready garage
- Garage door opener
- Exterior garage light
- 5' seamless white aluminum gutters
- Durable Therma-Tru fiberglass exterior front door with hardware
- Therma-Tru exterior rear door clear full light
- Professional native landscaping including a fully sodded yard
- Masonry brick thresholds all exterior doors
- Termite bait stations installed and engineered for cost savings while keeping home comfortable & durable all year long
- Kwikset® brushed nickel door hardware throughout and electric deadbolt on front door

### Kitchen

- Choice of Timberlake® 36" upper cabinetry in two colors
- Single basin undermount sink and Moen® faucet
- Whirlpool® ENERGY STAR® dishwasher for better energy efficiency
- Whirlpool® Stainless Steel range
- Whirlpool® microwave oven vented to outside
- Insinkerator® garbage disposal
- Quartz countertops with backsplash
- Spacious pantry

### Primary Bathroom

- Choice of Timberlake® dual vanity cabinetry in two colors
- Private water closet in primary bathroom
- Vanity lights
- Tile flooring in bathrooms
- Raised vanities with rectangle undermount sink in secondary baths
- Low maintenance, easy to clean fiberglass tub and shower combinations in secondary Baths
- Pedestal sink in powder room (per plan)
- 1.5cm Quartz countertops
- Broan bath fan in all bathrooms
- Moen plumbing fixtures in all bathrooms

### Interior Finishes

- Ceiling fan pre-wire in great room and all bedrooms
- Sherwin-Williams® whole house wall paint color. Choose between two color options.
- Progress® LED lights throughout the home
- Mohawk Revwood laminate flooring in foyer, kitchen, and mudroom
- Mohawk carpet in great room, bedrooms, and dining room with 6-pound pad
- Designer five panel interior doors
- 9 foot first floor ceiling, 8 foot second floor ceiling

### The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration
- Soil compaction tests on every lot to reduce settling
- Beazer Design Studio with selections available to personalize your new home

### Community Amenities and HOA

- Professionally landscaped common areas
- Professionally managed homeowners association
- Monthly HOA dues \$110.40/month
- HOA dues cover common area maintenance, streetlights, sidewalks, trash pickup and management fees, pool and pool cabana



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