

Willows at Bella Vista Farms

Included Features



Home Performance Features

- Over \$25,000 worth of Surprising Performance Benefits in every Beazer home
- You can breathe easy knowing that all new Beazer homes are designed & built ENERGY STAR® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- Featuring industry-leading READY series homes
- Home Energy Rating Score (HERS) provided on every home through independent 3rd party testing
- Broan® Filtered, fresh air, Energy Recovery Ventilation (ERV) system to bring fresh outdoor air in while exhausting stale indoor air out
- Dual-pane windows with Low-E glass to reflect infrared energy & block UV light
- High-efficiency AO Smith® or Rheem® Water Heater or Rinnai® Tankless Water Heater
- Mastic Sealed AC Ducts: reduce air leakage while enhancing efficiency
- Insulated and wrapped A/C and heat ducts
- Energy-saving Honeywell Home programmable thermostat
- High Efficiency MERV 8 HVAC filter
- LED Bulbs designed to use less energy and last longer
- Slim-line Low Profile Integrated LED Surface Flush Mount Lighting
- Whirlpool® ENERGY STAR® dishwashers for better energy efficiency
- Exterior elevations with available siding & stone (per plan)
- 2x6 advanced framing techniques allow more insulation in the walls
- Low V.O.C. paint and carpeting to reduce chemicals in the air
- Sherwin Williams® interior & exterior paint
- Quickflashing® for advanced weatherproofing
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- Wayne Dalton® insulated garage door
- Kwikset® Smart Lock with Z-wave technology. Keyless entry lock will now communicate wirelessly to security and home automation systems via Z-Wave
- Boise® floor system for quieter floors
- ThermaTru textured and stained fiberglass front door
- Termite pre-treatment application
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping your home comfortable & durable all year long

Components:

- Your new home comes equipped with a 2.43kW system of solar panels to maximize efficiency and performance offsetting an estimated 40% of your electric energy costs
- 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
- READY Homes are certified by the U.S. Department of Energy as DOE Zero Energy Ready Homes™
- READY series homes are ENERGY STAR® Certified
- Indoor AirPLUS qualified

Kitchen

- Timberlake® kitchen cabinetry with concealed hinges and adjustable shelves in upper cabinets
- 2CM Quartz countertops
- Moen Water Sense® faucet
- Whirlpool® stainless steel appliance package including 30" electric range microwave with external vent and Energy Star® dishwasher
- Insinkerator® 1/3 HP disposal
- Stainless steel double bowl under mount sink
- Surface Mount LED lighting (per plan)

Primary Bathroom

- Relaxing garden tub and separate shower (per plan)
- Privacy door for toilet
- Quartz countertops
- Spacious suite features large walk-in closet and elegant primary bath
- Lighting fixtures by Progress Lighting™
- Raised vanity cabinets in primary bath

Interior Finishes

- Moen Water Sense® levered chrome fixtures
- Moen Water Sense® elongated toilets
- Kwikset® interior door hardware in Chrome
- Lighting fixtures by Progress Lighting™
- Squared sheetrock corners in high-impact areas
- Garage door pre-wire and opener
- Blocked and wired for ceiling fans in great room, primary bedroom, and study (per plan)
- Mohawk® high-quality wall-to-wall carpeting and pad in Great Room, hall, bedrooms, and dining
- Daltile® 12" x 12" ceramic tile flooring in entry, kitchen, bathrooms, and laundry room

Quality Construction

- Professionally landscaped front yards
- Distinguished cast stone engraved address tiles
- Professionally engineered block exterior wall with 1 access gate
- Coach lights (per plan)
- 9-foot ceilings on first floor & second floor
- Finished interior garage
- EV pre-wired in garage
- Smoke detectors with battery backup on each floor and in all bedrooms, CO detector for your family's safety

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



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. ©2026 Beazer Homes. 25_07 BH CORP_12

Willows at Bella Vista Farms

33685 North Caesar Street
San Tan Valley, AZ 85143
623.244.9747



Homeowners Association Contact Information

Bella Vista Farms Community Association602-957-9191

HOA BREAKDOWN

\$114/month

This fee covers the following features:

- Common area maintenance
- Community parks
- Sports Fields (Baseball, Soccer, Basketball, etc)
- BBQ grill
- Splash Pad
- Ramadas
- Picnic tables
- Play Structure with Swings & Slides
- Community Pools
- Passive Turf Area

Helpful Contacts

Salt River Project (SRP).....602-236-8888
 Cox Communication623-594-1000 or 866-867-7644
 EPCOR Water800-383-0834
 City of Mesa.....480-644-2221
 Republic Services.....800-833-4316

Local Interests

San Tan Valley Sheriff's Office.....520-866-5111
 San Tan Mountain Regional Park.....602-506-2930
 San Tan Highlands Golf Club.....480-987-9800
 Schnepf Farms.....480-987-3100



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. 168360 BH CORP JULY_3