

Capistrano

Included Features



Advanced Home Performance

- Your Energy Series READY home is designed & built ENERGY STAR® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality for a healthier, more comfortable 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® Heat Pump Tanked Water Heater.
- Improved efficiency Goodman® HVAC system.
- Energy-saving Honeywell Home programmable thermostat.
- Boise® floor system for quieter floors.
- Termite pre-treatment application.
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping your home comfortable & durable all year long.
- All new Beazer homes are built Network Ready, including:
- 1" conduit from exterior wall to low-voltage panel to ensure easy future upgrades on Internet Service Provider (ISP) connection.
- 30" Low-voltage panel centrally installed to ensure excellent WiFi 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® slide-in electric range and microwave hood combo
 - Whirlpool® multi-cycle built-in dishwasher
 - Single basin sink with heavy-duty garbage disposal
- Elegant-crafted white thermofoil shaker cabinets
- Culinary prep island per kitchen plans
- Pre-plumbed for ice-maker
- Granite slab countertops with 6" splash and full splash at cooktop
- Moen® chrome faucet with pullout sprayer and lifetime warranty

Exterior Features

- Architectural styling featuring Spanish, Spanish Colonial and Adobe Ranch designs
- Therma-Tru® painted front entry door with Venetian bronze hardware
- Entry sidelights
- High-quality, insulated sectional roll-up garage door with battery back-up and convenient automatic garage door opener with two transmitters

Interior Features

- 12x12 Ceramic tile flooring for entry and kitchen
- Spacious and functional secondary bedrooms with low-maintenance, solid-surface countertops in all baths
- Luxurious 36" tall bathroom vanities with 42" mirrors
- Thoughtfully positioned disc lighting throughout and rocker-style light switches
- Stop and Drop cabinet with USB outlet
- 9' ceiling height

Primary Suite

- Tile shower walls
- E-Stone marble countertops with dual 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 limited warranty plus 10-year structural warranty
- 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 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. 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. Beazer Realty Los Angeles, Inc DRE: 01503061 ©2026 Beazer Homes

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Homeowners Association Contact Information

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

HOA BREAKDOWN

GENERAL FEE:
\$230 due per month at build-out.

This fee covers the following features:

- Maintenance of Basin
- Landscaped Open Space Areas

Other Important Fees

Total tax rate with Mello Roos is approximately 1.27%

Helpful Contacts

Palomar Medical Center Escondido | (442) 281-5000
Escondido Police Department | (760) 839-4722
Escondido Fire Department | (760) 839-5400
Escondido City Hall | (760) 839-4880



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. Beazer Realty Los Angeles, Inc DRE: 01503061
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