

Carson at Leon Ridge

Included Features



Advanced Home Performance

- Energy Series READY homes are the most energy-efficient homes built by Beazer today. Certified by the U.S. Department of Energy as a DOE Energy Efficient Home Program, READY homes are also ENERGY STAR certified, Indoor airPLUS qualified, and built so that the addition of solar could offset most, if not all, of the annual energy consumption of the home.
- Air seal protocols designed to reduce air passing in and out of your home.
- Advanced framing techniques to allow for more insulation in walls.
- Spray attic insulation to increase thermal resistance.
- Foundation Wall Assembly to provide more protection from external temperature extremes.
- 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® Hybrid Electric Water Heater.
- Improved Goodman® HVAC system.
 - Upgraded Honeywell Home programmable thermostat.
 - Boise® floor system for quieter floors.
 - Engineered pre-cut framing package.
 - Termite treatment throughout.
 - Homewrap® engineered for cost savings and comfort with a continuous drainage plane and an integrated layer that helps keep water from entering while allowing water vapor to escape; made by Dupont™ Tyvek®, providing durability and energy efficiency benefits.
 - Low-E windows designed with argon gas between panes for increased energy efficiency and comfort while reducing UV fading on interior surfaces.
 - Rigid foam sheathing installed at exterior walls for increased thermal resistance and added moisture control.
 - Finger-jointed studs engineered for cost savings and environmental responsibility.
 - Three media-ready rooms wired with RG6 (Cable TV/Data) and industry-leading CAT6 (Ethernet/Data), located in the family room, primary bedroom, and loft/office area.

Kitchen Features

- Stainless-steel appliance package, including:
 - Whirlpool® electric range
 - Whirlpool® microwave hood combination
 - Whirlpool® multi-cycle built-in dishwasher
- Double bowl stainless steel sink with heavy-duty garbage disposal
- Recessed cabinet panel with buyer's choice of 2 stain colors
- Quartz countertops
- Tile backsplash
- Pre-plumbed icemaker line

Exterior Features

- Architectural styling featuring Spanish, Traditional, and Cottage designs
- Architecturally color-coordinated, energy-efficient, and fire-retardant concrete tile roof
- Front yard landscaping including irrigation system
- Therma-Tru® painted front entry door with Traditional Smart Lock with Chelsea handle
- Dual-pane, Low-E windows
- High-quality, insulated sectional roll-up garage door with battery backup and convenient automatic garage door opener with two transmitters

Interior Features

- Mohawk® Revwood in entry and kitchen. 12 x 12 tile in laundry and baths; Mohawk® carpet throughout
- Quartz countertops in baths
- Convenient interior laundry rooms with optional sink and optional upper and lower cabinets (per plan)
- Distinctive 2-panel contemporary interior doors with chrome hardware
- Thoughtfully positioned surface mount puck LED lighting throughout and rocker-style light switches
- Transitional-style base and case molding
- Architectural-enhancing bullnose corners on interior walls

Primary Suite

- Fiberglass tub/shower
- Quartz countertops
- 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 Homes limited warranty
- Two-year delivery systems warranty
- Ten-year structural warranty
- Beazer Homes 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

Leon Ridge

29704 Indian Creek Trail
Winchester, CA 92596



Homeowners Association Contact Information

Shelie Xanthos | sheliexanthos@theprimeas.com | 800.706.7838 Ext. 1102

HOA BREAKDOWN

General Fee: \$100 per month

This fee covers the following features:

- Maintenance of monument sign
- Maintenance of basins

Other Important Fees

The total tax rate with Mello Roos is approximately 2.0%

Helpful Contacts

Menifee Global Medical Center |.....951-679-8888
Riverside County Sheriff Department |.....951-776-1099
Riverside County Menifee Lakes Fire Station |.....951-679-2241



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 ©2026 Beazer Homes. 168360 BH CORP JULY_3