

# Highland Estates

## Included Features



### Home Performance Features

- We put \$15,000 of the below Surprising Performance benefits standard in every Beazer home
- You can breathe easy knowing that all new Beazer homes are designed & built ENERGY STAR 3.2® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- Home Energy Rating System (HERS) provided on every home through independent 3rd party testing.
- AeroBarrier™ sealing to reduce air flow passing into or out of your home
- Broan® Energy Recovery Ventilator (ERV) air system that features VIRTUO™ Air Technology, specifically designed to provide fresh air in any season
- All homes are Certified Department of Energy Zero Energy Ready Homes
- Blower door test performed by a certified third-party inspector to verify less than 1.5 Air Changes per Hour (ACH) — a low rating means less air leakage
- Low E Vinyl windows with Argon gas to maximize energy efficiency
- DuPont™ Tyvek® Home Wrap System® protects your home from wind & rain
- HVAC equipment & duct work in conditioned space for higher efficiency heating & cooling
- LED Bulbs designed to use less energy & last longer
- Quickflash® for advanced weather proofing
- Open cell spray foam insulation with sealed, semi-conditioned attic system
- Goodman® high efficiency air conditioning system with ACCA310 Inspection
- R-6 insulated & wrapped A/C & heat ducts
- All homes are prewired for future solar panels & electric vehicle connections
- R40 spray foam attic insulation
- R20 wall insulation & continuous ½ inch R-3 foam board exterior sheathing
- Advanced framing techniques including 2x6 exterior walls to allow for more insulation

### Kitchen

- KitchenAid® stainless steel appliances: dishwasher, built-in double oven, 36" gas cooktop with hood, built-in microwave
- Timberlake® shaker style cabinets (Level 2) with 42" upper cabinets, crown moulding, & hardware, including pull-out trash can & pot & pan drawer
- 3cm quartz countertops (Level 1) with standard tile backsplash (Level 1)
- Moen® 1-handle pull-down faucet
- Undermount stainless steel double bowl sink with InSinkErator® garbage disposal
- 9" deep undermount stainless steel double bowl sink
- LED flush mount lighting & pendant lighting over island (per plan)

### Primary Bathroom

- Timberlake® shaker style cabinets (Level 2) with raised vanity & hardware
- 1.5 cm quartz countertops with rectangular undermount sink (Level 1)
- Framed vanity mirror(s) (per plan)
- Moen® sink, tub & shower faucets
- 67" Interquatic™ freestanding tub
- Walk-in shower to include shower niche & seat with tile mudset (per plan) (Level 1)
- EPA WaterSense® elongated dual flush toilet
- Daltile® standard ceramic tile flooring (Level 1)

### Secondary Bathrooms

- Timberlake® shaker style cabinets (Level 2) with raised vanity & hardware
- 1.5 cm quartz countertops & undermount sink (Level 1)
- Framed mirror at powder room (per plan)
- Moen® sink & tub/shower faucets
- Sterling Vikrell® 60" tub & shower combination with ceramic tile surround
- EPA WaterSense® elongated dual flush toilet
- Daltile® standard ceramic flooring (Level 1)



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](http://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

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### Quality Construction

- Professionally-engineered post tension foundation designed for each home
- Exhaust fans vented to the outside in kitchen, baths & utility room(s)
- Rheem® hybrid 50-gallon water heater
- Engineered Boise Cascade® floor system(s)
- Finished garage with LED lighting (per plan)
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Pre-plumb for water softener
- Pex® plumbing system

### Network Ready

- 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
- 30" Network panel centrally installed to ensure Wi-Fi signal coverage & accommodation of Internet Service Provider (ISP) equipment without compromising aesthetics or functionality
- 1" Conduit from exterior wall to low-voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection
- Three (3) hardwired paired media outlets with RG6 & CAT6 per plan

### The Beazer Difference

- A high-performance home engineered for more quality, comfort, durability & savings
- 1-Year performance standards warranty
- 2-Year delivery systems warranty
- 10-Year structural warranty
- Pre-construction meeting, pre-drywall meeting & New Home Celebration
- Design Studio with selections available to personalize your new home

### Interior Finishes

- Mohawk® carpet with 3/8" pad at great room, study, media room, stairs & all bedrooms (per plan) (Level 1)
- Mohawk® Revwood laminate flooring at entry, kitchen & breakfast (per plan) (Level 1)
- Daltile® ceramic tile floors at utility & all baths (per plan) (Level 1)
- Kwikset® Ladera satin nickel lever hardware throughout the home
- Progress Lighting™ fixtures throughout the home; 4' LED at garage
- Progress Lighting™ ceiling fan with light kit at family room & primary bedroom
- 42" direct vent gas fireplace at great room with Cast stone surround
- One painted accent wall at primary bed or dining at buyer's choice
- Painted wood composite closet shelving & rods (per plan)
- Level 1 Iron open rail at stairwell & open to below on 2-story homes (per plan)
- Sherwin Williams® low VOC interior paint, 6" baseboards & 4" door casing
- 8' Carrara 2-panel interior doors (first floor only)

### Exterior & Smart Home Features

- Covered patio included
- SMART HOME security system featuring Q2 Touch Screen Automation Controller
- Wayne Dalton® Sonoma insulated steel garage door
- Genie® 850 chain drive garage door opener with two remotes
- 4 Sides Masonry
- 3-Car Garages (per plan)
- Landscape package including shrubs, trees, mulch, & 20' sod to the rear
- Full irrigation system at landscaped area & two hose bibs (per plan)
- 6-lite 8' wood front door & full-lite fiberglass back door
- Kwikset® keylock with Z-Wave keypad at front door



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# HIGHLAND ESTATES

1211 Roxburg Way  
San Antonio, TX 78260



## Homeowners Association Contact Information

FirstService Residential San Antonio | [www.fsresidential.com](http://www.fsresidential.com) | 210-582-6028

## HOA BREAKDOWN

**\$302.50 paid quarterly (\$1,210/year)**

This fee covers the following features:

- Community Landscaping and Maintenance
- Association Management

## Other Important Fees

Capital Contribution Fee \$500  
Transfer Fee \$340  
Tax Rate 1.89%

## School District

Comal Independent School District  
[www.comalisd.org](http://www.comalisd.org) | 830-221-2000

## Helpful Contacts

Post Office: 20403 Encino Ledge  
CPS Energy: Electric and gas 210-353-2222  
SAWS: Water 210-704-7297  
GVTC & others: Phone service 1-800-367-4882  
GVTC & others: Cable Television 1-800-367-4882  
GVTC & others: High speed internet access 1-800-367-4882  
Tiger Sanitation: garbage 210-333-4287  
Tiger Sanitation: Recycling 210-333-4287



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.