

Wohlford Estates

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.
- 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 Water Heater.
- Foundation Wall Assembly to provide more protection from external temperatures.
- 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 home comfortable & durable all year long.
- 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.
- 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 family room, primary bedroom, & loft/office area.

Kitchen Features

- Single basin sink with heavy-duty garbage disposal.
- Elegant-crafted shaker cabinets with your choice of sand stained or painted white.
- Kitchen cabinets feature soft close and under cabinet lighting.
- Culinary prep island per kitchen plan.
- Pre-plumbed for ice-maker.
- Quartz slab countertops with 6" backsplash and full backsplash at cooktop.
- Moen® stainless faucet with pullout sprayer and lifetime warranty.
- Recessed can lighting.
- Stainless-steel appliance package, including:
 - KitchenAid® cooktop and hood
 - KitchenAid® built-in double oven
 - KitchenAid® built-in microwave
 - KitchenAid® multi-cycle built-in dishwasher

Exterior Features

- Architectural styling featuring Spanish, Spanish Colonial and Adobe Ranch designs.
- Covered patios per plan with private outdoor rear yards.
- Therma-Tru® painted front entry door with Venetian bronze hardware.
- 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, kitchen, laundry and baths.
- Spacious and functional secondary bedrooms with low-maintenance, solid-surface countertops in all baths.
- Conveniently located laundry rooms with sink.
- Distinctive 2-panel contemporary 8' interior doors with chrome hardware.
- Luxurious 36" tall bathroom vanities with 42" mirrors.
- Thoughtfully positioned recessed lighting throughout with rocker-style light switches.
- Stop and Drop cabinet with USB outlet.
- 9' ceiling heights per plan.
- Large rear sliders to enjoy backyard views.

Primary Suite

- Acrylic tub with separate shower per primary bathroom choice/plan.
- Shower walls with E-stone marble surround.
- Shower floor with DalTile 2x2 Artic White tile.
- Quartz slab 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 more quality, more comfort, more durability, & more savings.
- 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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Escondido, CA 92026



Homeowners Association Contact Information

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

HOA BREAKDOWN

GENERAL FEE:

\$367 due per month at build-out

This fee covers the following features:

- Public Trail
- Onsite Passive Open Space Areas
- Maintenance of Private Streets
- Maintenance of Entry Monument
- Storm Drain Structures
- Maintenance of Basin

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 ©2026 Beazer Homes. 168360 BH CORP JULY_3