

# Cobb Farm- Frisco, TX 75034

## Included Features

### HIGH PERFORMANCE HOME FEATURES

- ~ **Goodman® 14 SEER** high efficiency air conditioning system
- ~ **Tyvek® HomeWrap®** protects your home from wind and rain while helping to improve energy efficiency and homeowner comfort
- ~ **Radiant Barrier Roof Decking** to reflect heat from the outside saving on cooling costs
- ~ **Outside Fresh Air Supply** filtered through the AC, enhancing indoor air quality and comfort
- ~ **Jumper Ducts** to balance air flow from room to room
- ~ **Mastic Sealed AC Ducts:** reduces air leakage while enhancing efficiency
- ~ **High Efficiency MERV 8 AC Filter** traps 10 times more particles than standard filters
- ~ **Low E Vinyl Windows** help maximize energy savings
- ~ **CFL Bulbs** designed to use less energy and last longer
- ~ **Energy Monitor** to maximize energy efficiency and decrease annual costs
- ~ **Advanced Framing Technology** allowing more insulation in the walls
- ~ **Energy Star** Dishwasher
- ~ **Energy Efficient Thermoply®** external sheathing
- ~ **Energy Efficient** large capacity gas water heater(s)
- ~ **High Pressure** shower heads and faucets using low flow technology to conserve water
- ~ **R-15** fiberglass wall insulation
- ~ **R-38** ceiling insulation in blown attic areas
- ~ **R-22** fiberglass insulation in sloped ceilings and knee walls
- ~ **R-6** insulated, wrapped air conditioning and heat ducts
- ~ **HoneyWell® Pro 6000®** (5-1-1) programmable thermostat
- ~ Sealed base plates, doors and windows to reduce air infiltration
- ~ Energy saving weather stripping on all exterior doors and interior door leading to garage to minimize air infiltration
- ~ Weatherproofing system at windows and exterior wall penetrations that exceed traditional building standards
- ~ Natural gas for cost effective heating, cooking and fireplace log lighter
- ~ Air Barrier/ Sealing prevents air from passing into or out of the home
- ~ Low V.O.C. paint and carpeting to reduce chemicals in the air
- ~ Native landscaping that is suited for our climate
- ~ High velocity fan for ventilation in all bathrooms and utility room

### EXTERIOR FEATURES

- ~ **30 Year Dimensional Roof Shingles**
- ~ Beautiful exterior elevations with **Acme®** King Sized Brick and natural stone (per elevation)
- ~ **Buff Mortar**
- ~ **Stylish, 8' Stained Fiberglass Front Door** with decorative satin nickel handle set
- ~ **Full Guttering** with downspouts and splash blocks
- ~ **Programmable Sprinkler System with Rain Sensor**
- ~ **Full Sod** in front, rear, and side yards with Bermuda grass
- ~ Professional landscape package with three trees
- ~ 6' spruce privacy fence with one gate
- ~ Distinguished cast stone engraved address block
- ~ Convenient individual brick mailbox
- ~ Durable cement fiber siding
- ~ Two convenient exterior frost proof hose bibs
- ~ Handy front and rear weatherproof electrical GFI (Ground Fault Interrupter) outlets
- ~ Full view glass door leading to patio
- ~ Easy access garage designed with smooth painted finish
- ~ **Wayne Dalton®** insulated steel garage doors
- ~ Safety equipped automatic **Garage Door Opener(s)** with two remotes
- ~ Stylish coach lights (per plan)
- ~ 10' x 10' broom finished concrete rear patio or covered patio (per plan)
- ~ **Acme®** brick front porch(s) per plan



**EVERY Beazer Home is 3<sup>rd</sup> party tested, and  
EVERY home we build is ENERGY STAR®  
Qualified**

## GOURMET KITCHEN

- ~ **3cm Granite Countertop** with 12x12 diagonal ceramic tile backsplash
- ~ **Decorative 42" Raised Panel Maple Kitchen Cabinetry** with concealed hinges, adjustable shelves in upper cabinets, and crown moulding, offered in multiple color choices
- ~ **Built In Stainless Steel Whirlpool®** appliance package including:
  - o Separate self-cleaning oven and drop in gas cook top
  - o Over the range state-of-the-art microwave oven
  - o Multi-cycle dishwasher
- ~ **Insinkerator®** 1/3 HP disposal
- ~ Externally vented exhaust fan
- ~ **Stainless Steel Double Bowl Under-Mount Sink**
- ~ **Moen®** Integra chrome pull out faucet
- ~ Convenient ice maker connection
- ~ **Ceramic Tile Flooring** in kitchen and breakfast nook
- ~ Convenient island for additional storage and food preparation (per plan)
- ~ **Recessed Can Ceiling Lights**
- ~ Cabinet above the refrigerator for added storage

## OWNER'S SUITE

- ~ Spacious suite featuring large walk-in closet and elegant compartment bath with:
  - o Elegant large garden tub
  - o **Ceramic Tile Flooring**
  - o Separate glass enclosed shower with 12x12 ceramic tile surround & convenient seat (per plan)
  - o Raised vanities with cultured marble twin basin
  - o Full beveled edge mirrors over vanity countertop
  - o **Elongated Commode**
  - o **Moen® Brantford** chrome fixtures with manufacturer's lifetime warranty
  - o Obscure glass window at garden tub (per plan)

## LUXURY INTERIOR FEATURES

- ~ **Sculptured (Rounded) Corners**
- ~ Splatter drag textured throughout the home
- ~ **Two-Step Elegant Crown Moulding** in entry, formal living, formal dining, and study (per plan)
- ~ Attractive paint-grade chair rail in formal dining
- ~ **Open-Rail Staircase** with oak handrail, wood spindles
- ~ Raised two-panel smooth designer interior doors with 8' door at first floor impression areas
- ~ Customer-located 2 CAT5 phone and 2 cable outlets
- ~ Stylish 3 1/4" wide baseboards
- ~ **Gas Fireplace** with custom cast stone hearth/mantel, glass doors, and gas logs with convenient log lighter
- ~ **Ceramic Tile Flooring** in foyer, kitchen/nook, all bathrooms and utility room
- ~ **Decorative Ceiling Fans** with light kit in family room, owner's suite, and game room/loft (per plan)

- ~ Satin nickel knob door hardware
- ~ Choice of plush **Mohawk®** carpeting
- ~ Designer satin nickel light fixtures
- ~ Easily accessible pull-down attic stair
- ~ Pre-wired for 5.1 surround sound for media room

## PEACE OF MIND

- ~ Professionally-engineered post tension foundation designed for each home site
- ~ Engineered flooring system provides exceptional strength and performance
- ~ Oriented Strand Board floor decking for added strength and protection from de-lamination
- ~ Pilot-less ignition on furnace and water heater
- ~ Smoke detectors with battery back-up on each floor and in all bedrooms
- ~ **CO Detector** for your family's safety
- ~ **First Floor Frame Borate Treatment** for termite protection
- ~ Innovative **TAEXX Tubes® in the Wall** pest control system
- ~ Security system pre-wire
- ~ GFI (Ground Fault Interrupter) safety outlets in all baths, kitchen, garage, porch and patio
- ~ Moisture-protectant treated wood on the bottom plate of all walls next to concrete foundation
- ~ Beazer Homes backed by a 10-year limited warranty program

## PERSONALIZED SERVICE

- ~ Knowledgeable design assistance at our Beazer Design Studio
- ~ Flexible finance programs, rates and costs through Bank of America
- ~ Customer plan/options review with Beazer team prior to construction
- ~ On-site Builder to supervise construction quality control and provide Community Customer Care
- ~ Weekly progress up-dates provided
- ~ Customer pre-drywall orientation to review selections and features
- ~ Quality assurance check points and inspections throughout the construction process
- ~ Customer orientation review of quality and completeness prior to closing
- ~ Efficient and reliable closing service from First American Title Company

Due to our constant efforts to improve our homes, Beazer reserves the right to make changes without notice or obligation. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. All dimensions are approximate. Details shown may vary on the elevation and options chosen. Please consult your New Home Counselor for details or for the method in which the square footage is calculated. 6/1/11

12/14/2011

