

Cobb Farm- Frisco, TX 75034

Included Features

HIGH PERFORMANCE HOME FEATURES

- ~ **Goodman®** zoned high efficiency 14 SEER rated air conditioning system
- ~ **HoneyWell® Focus Pro®** (5-1-1) programmable thermostat
- ~ 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
- ~ **PACTIV Greenguard®** Energy Star-qualified external sheathing
- ~ **PACTIVE Greenguard** Wall Moisture Management House Wrap
- ~ Low E Vinyl windows help maximize energy savings
- ~ Poly sealant foam at 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
- ~ Large capacity gas water heater(s)
- ~ Natural gas for cost effective heating, cooking and fireplace log lighter
- ~ High velocity fan for ventilation in all bathrooms and utility room
- ~ CFL bulbs designed to use less energy and last longer
- ~ Air Barrier/ Sealing prevents air from passing into or out of the home
- ~ Advanced framing techniques allowing more insulation in the walls
- ~ Energy Monitor to maximize energy efficiency and decrease annual costs
- ~ Native Landscaping that is suited for our climate
- ~ Low flow faucets and shower heads helps to conserve water
- ~ MERV 8 Filter traps 10 times more particles than standard filters
- ~ Water conserving low flush toilets
- ~ Dishwasher Energy Star
- ~ Low V.O.C. paint and carpeting to reduce chemicals in the air

EXTERIOR FEATURES

- ~ Distinctive designs and architectural styles
- ~ Beautiful exterior elevations with **Acme®** Brick and natural stone (per elevation)
- ~ Wide selection of colors to offer a beautiful neighborhood and attractive exterior design

- ~ Durable **CertainTeed®** siding with manufacturer's 50-year limited warranty
- ~ **James Hardy Stucco Board®**
- ~ Architectural dimensional shingles with manufacturer's 30-year limited warranty
- ~ Stylish, 8' stained fiberglass front door with decorative satin nickel handle set
- ~ Full guttering with downspouts and splash blocks
- ~ Distinguished cast stone engraved address block
- ~ Convenient individual brick mailbox
- ~ Full sod in front, rear, and side yards with Bermuda grass
- ~ Professional landscape package with three trees
- ~ Programmable sprinkler system
- ~ 6' spruce privacy fence with one gate
- ~ 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 with safety equipped automatic 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

GOURMET KITCHEN

- ~ 3cm Granite countertop with hand-laid 6x6 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
- ~ Black **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
 - o Stainless steel available as an upgrade

GOURMET KITCHEN CONTINUED

- ~ **Insinkerator**® 1/3 HP disposal
- ~ Externally vented exhaust fan
- ~ Stainless steel double bowl under-mount sink
- ~ **Moen**® Integra chrome faucet
- ~ Convenient ice maker connection
- ~ Hand-laid ceramic tile flooring in kitchen and breakfast nook
- ~ Convenient island for additional storage and food preparation (per plan)
- ~ Recessed can ceiling lights
- ~ Ample pantry and cabinets for storage
- ~ Cabinet above the refrigerator for added storage

OWNER'S SUITE

- ~ Spacious suite featuring large walk-in closet and elegant compartment bath with:
 - o Elegant oval drop-in tub with hand-laid ceramic tile surround
 - o Separate glass enclosed shower with hand-laid 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
 - o Hand-laid ceramic tile flooring

LUXURY INTERIOR FEATURES

- ~ Sculptured (rounded) corners in the homes high impact areas
- ~ 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
- ~ Artfully crafted designer 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 ¼" wide baseboards on 1st floor
- ~ Fireplace with custom cast stone hearth/mantel, glass doors, and gas logs with convenient log lighter
- ~ Comfort support 1/2" carpet pad available as an option
- ~ Hand-laid ceramic tile flooring in foyer, kitchen/nook, all bathrooms and utility room
- ~ Convenient utility room with shelving and hanging rod (optional sink per plan)

- ~ 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 **Shaw**® carpeting
- ~ Designer satin nickel light fixtures
- ~ Spacious linen closets (per plan)
- ~ 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**® OSB roof and 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
- ~ **HomePro**® security system pre-wire
- ~ Dead bolt locks on front and patio doors
- ~ GFI (Ground Fault Interrupter) safety outlets in all baths, kitchen, garage, porch and patio
- ~ Moisture-protectant treated wood on the bottom plate of exterior walls next to concrete foundation
- ~ Beazer Homes backed by a 10-year limited warranty program
- ~ Frame structures secured to foundation with concrete anchor bolts for increased stability

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 service from First American Title Company