

# Mountain Creek Lake

Grand Prairie, TX  
972-237-4658

## 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
- ~ **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
- ~ 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

- ~ Beautiful exterior elevations with **Acme®** Brick and natural stone (per elevation)
- ~ **Full Guttering** with downspouts and splash blocks
- ~ Durable cement fiber siding
- ~ Roof shingles with manufacturer's 20-year limited warranty
- ~ Stylish, 6-panel textured and stained fiberglass insulated front door
- ~ Distinguished cast stone engraved address block
- ~ Keyed community mailbox for added security
- ~ Full sod in front and side yards with Bermuda grass
- ~ Professional landscape package with four trees
- ~ Gated 6' spruce privacy fence
- ~ 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 finish
- ~ **Wayne Dalton®** insulated steel garage doors
- ~ Convenient pre-wiring for garage door opener

### GOURMET KITCHEN

- ~ Choice of **WilsonArt®** laminate countertops with 4" coordinating backsplash
- ~ Decorative kitchen cabinetry with concealed hinges and adjustable shelves in upper cabinets offered in multiple color choices
- ~ Classic **Black Whirlpool®** appliance package including:
  - o Free-standing range with large oven with electric burners
  - o Over the range state-of-the-art microwave oven
  - o Multi-cycle dishwasher
- ~ **Insinkerator®** 1/3 HP disposal
- ~ Stainless steel 6" deep double bowl sink
- ~ **Moen®** Chateau chrome faucet with handy vegetable sprayer
- ~ Convenient ice maker connection

## OWNER'S SUITE

- ~ Spacious suite featuring large walk-in closet and elegant compartment bath with:
  - o Relaxing fiberglass tub/shower combination
  - o **Moen®** Chateau chrome fixtures with manufacturer's lifetime warranty

## LUXURY INTERIOR FEATURES

- ~ **Sculptured (Rounded) Corners** in the homes high impact areas
- ~ Splatter drag textured throughout the home
- ~ Choice of plush **Mohawk®** carpeting
- ~ Resilient **Armstrong®** flooring in choice of patterns
- ~ Satin stainless knob door hardware
- ~ Designer light fixtures
- ~ Customer-located 2 CAT5 phone and 2 cable outlets

## PEACE OF MIND

- ~ **CO Detector** for your family's safety
- ~ **First Floor Frame Borate Treatment** for termite protection
- ~ 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
- ~ Smoke detectors with battery back-up on each floor and in all bedrooms
- ~ 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

## PERSONALIZED SERVICE

- ~ Convenient on-site designer selections
- ~ Flexible 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 inspection throughout the construction process
- ~ Customer orientation review of quality and completeness prior to closing
- ~ Efficient and reliable closing service from First American Title Company



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