



 **BEAZER**
HOMES

Get **MORE** out of your home

Experience the **BEAZER DIFFERENCE**

Whether this is your first home or last, Beazer makes it easy to buy and easy to love. We utilize nine generations of experience to provide guidance and support throughout the buying process — from finding the home of your dreams and personalizing it, to connecting you with the right lender for your needs.

Explore how we can help you get more.

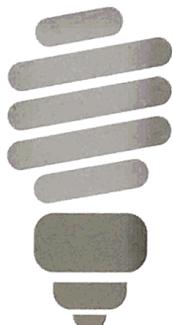
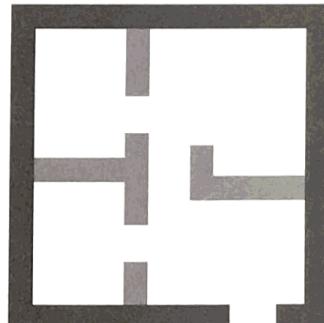
MORE MORTGAGE CHOICES



Finding the right lender is more important than you might think and **could amount to hundreds of dollars in savings each month**. That's why Beazer encourages you to seek out the best service, most competitive rates, and the right loan program. To make your decision easier, we provide a list of preferred mortgage lenders that will compete for your business. And, when you work with a preferred lender, they make sure you're ready to move in when your home is ready.

MORE PERSONALIZATION

With Beazer Choice Plans™, we've packaged the most frequently chosen floorplan options for your primary living areas – and given you a choice of how you want to live in the home. You choose what options work best for you, **at no additional cost**. Plus, you can personalize your home with extensive design selections – from finishes to flooring, countertops, appliances, lighting, cabinetry and more.



MORE ENERGY EFFICIENCY

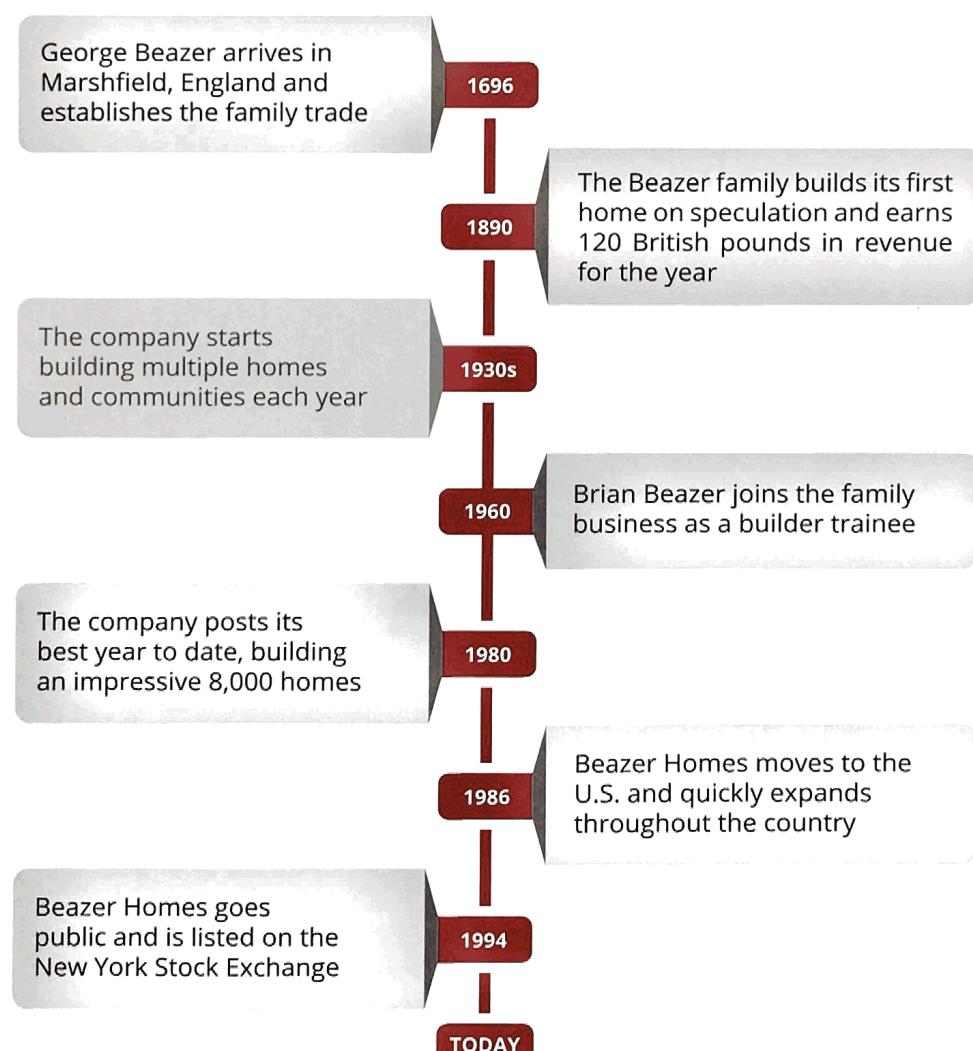
Beazer builds energy efficiency into every new home, giving you **more cost savings on your utility bills** and more comfort. In fact, every home we build meets or exceeds the most current ENERGY STAR® standards. That means lower energy costs and more money in your pocket.





the Beazer Homes legacy

We've been building homes across the United States for more than 25 years, but our history started way before that in the 1600s with an English builder named George Beazer. Nine generations later, the Beazer family and name continue to stand for quality homebuilding, craftsmanship and innovation.



We are one of the nation's largest homebuilders, with operations in Arizona, California, Delaware, Florida, Georgia, Indiana, Maryland, Nevada, North Carolina, Pennsylvania, South Carolina, Tennessee, Texas and Virginia.

Beazer has built more than 170,000 homes since going public in 1994. Brian Beazer continues to play a key role as Chairman Emeritus of the Board.



Overlook At Estrella

Michal Ruff
Amber Wilson

1,610 – 2,659 sq. ft.

17563 West Summit Dr.
Goodyear, AZ 85338
623-399-4760

Floorplan	Sq. Ft.	Features	Title	Price
Sedona V435	1,610 sq. ft.	One Story, Great Room, 2 Bedrooms, 2 Baths, 2 Car Garage, Choice Study or 3rd Bedroom	SCL FCL TUL	\$233,400 \$235,900 \$237,900
Silverado V436 (Model)	1,719 sq. ft.	One Story, Great Room with 3 Bedrooms, 2 Baths, Study, 2 Car Garage, Optional Bedroom 4	SCL FCL TUL	\$236,400 \$237,400 \$241,400
Chaparral V437 (Model)	1,902 sq. ft.	One Story, Great Room with 3 Bedrooms, 2 Baths, Dining Room, 2 Car Garage, Choice Bedroom 4 or Study	SCL FCL TUL	\$245,400 \$246,900 \$249,400
Prescott V454	2,273 sq. ft.	Two Story, Great Room with 3 Bedrooms, 2.5 Baths, Dining Room, 2 Car Garage, Choice Bedroom 4 or Study, Optional Bedroom 5	SCL PRL ACL	\$267,400 \$272,400 \$273,400
Ashburn V434	2,659 sq. ft.	Two Story, Great Room with 3 Bedrooms, 2.5 Baths, Study, Loft, 3 Car Tandem Garage; Choice Bedroom 4 and Choice Bedroom 5, Optional Bedroom 6	SCL FCL TUL	\$280,400 \$282,400 \$284,400
Merlot V456	2,661 sq. ft.	Two Story, Great Room with 3 Bedrooms, 2.5 Baths, Dining Room, 2 Car Garage, Optional Bedroom 4 and Bedroom 5	SCL PRL ACL	\$277,400 \$280,400 \$281,400



*Due to our consistent efforts to improve our homes, 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. 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. Listed 11/7/16 Details may vary depending on the plan, elevation and options chosen. Please consult your New Home Counselor for details. © 2015 Beazer Homes. 3/1/17 114967



Included Features

Energy Saving

- Air barrier & ductwork sealing to prevent air passing in and out of your home
- Advanced framing techniques to allow for more insulation in walls
- R19 composite-wall insulation, R38 attic insulation to increase thermal resistance
- Dual-pane windows with Low E glass to reflect infrared energy and block UV light
- High-efficiency Goodman® 14-SEER rated HVAC system
- Efficient gas water heater, furnace, and range
- Energy-saving Honeywell Vision PR06000™ programmable thermostat
- Energy - saving GE® Compact Fluorescent light (CFL) bulbs
- Whirlpool® ENERGY STAR® dishwashers for better energy efficiency

Quality Construction

- Choice of designer selected exterior color combinations and elevations
- Insulated garage door
- Decorative Eagle Long Life concrete roof tile
- Durable Stucco finish on all sides
- Sexton termite pre-treatment application
- Coach lights and covered entryway
- 8 foot high 6 panel entry door with decorative entry handle set
- Covered rear patios
- Professional landscaped front yards with automated water system

Elegant Interiors

- Thoughtfully designed floor plans available for the way you want to live
- 9 foot ceilings on first floor, 8 foot second floor (per plan)
- 12" x 12" ceramic tile flooring in entry, kitchen, bathrooms, and laundry room
- High quality wall to wall carpeting and pad
- Kwikset® chrome finished interior door hardware
- Moen® chrome-finished plumbing hardware
- Mission style open stair rails (per plan)
- Decorative 6 panel interior doors
- Pre-wired for garage door opener

- Pre-wired and braced for 2 ceiling fan locations – owner's bedroom and family room
- Structured wire package includes phone master hub, 2 telephone locations, and 4 TV locations
- Security pre-wire includes 3 openings, 1 keypad pre-wire, 1 motion pre-wire, 1 siren pre-wire

Chef Inspired Kitchens

- Granite countertops with 4" granite backsplash
- Distinctive 36" Birch cabinetry
- Deluxe undermount stainless steel sink with disposal
- Moen® chrome single lever faucet with sprayer
- Whirlpool® ENERGY STAR® automatic dishwasher, gas range, microwave/ hood
- Oversize islands (per plan)
- Recessed can lighting (per plan)

Owner's Suite

- Private owner's bedroom with spacious walk-in closet and vanity
- Birch raised vanity cabinets
- Cultured marble vanity top with integral double sinks
- Moen® chrome single lever faucets
- Elegant vanity lighting with full width mirror
- Separate tub and shower or sports shower (per plan)
- Frameless mirrored medicine cabinets
- Elongated toilet

Secondary Bathrooms

- Birch vanity cabinets
- Cultured marble countertop with integral sink
- Full width mirrors with elegant vanity lighting
- Polished chrome bath accessories
- Elongated toilets in all baths
- Pedestal sink in powder room (per plan)

The Beazer Experience

- Beazer Homes' customizable **Choice Plans™**
- A High Performance Home engineered for energy efficiency, cost savings and comfort
- One-year Beazer Homes limited warranty
- Additional limited 1 - 2 -10-year warranty
- Mortgage Choices
- Pre-construction, pre-drywall and homeowner orientations
- Beazer Homes Design Studio with options available to personalize your new home



ROC# 114625. *Pricing and features subject to change without notice. Estrella: Effective Date: 4/1/16





Merlot

3 beds / 2.5 baths
2,661 sq. ft.
2-car garage



Elevation SCL



Elevation ACL

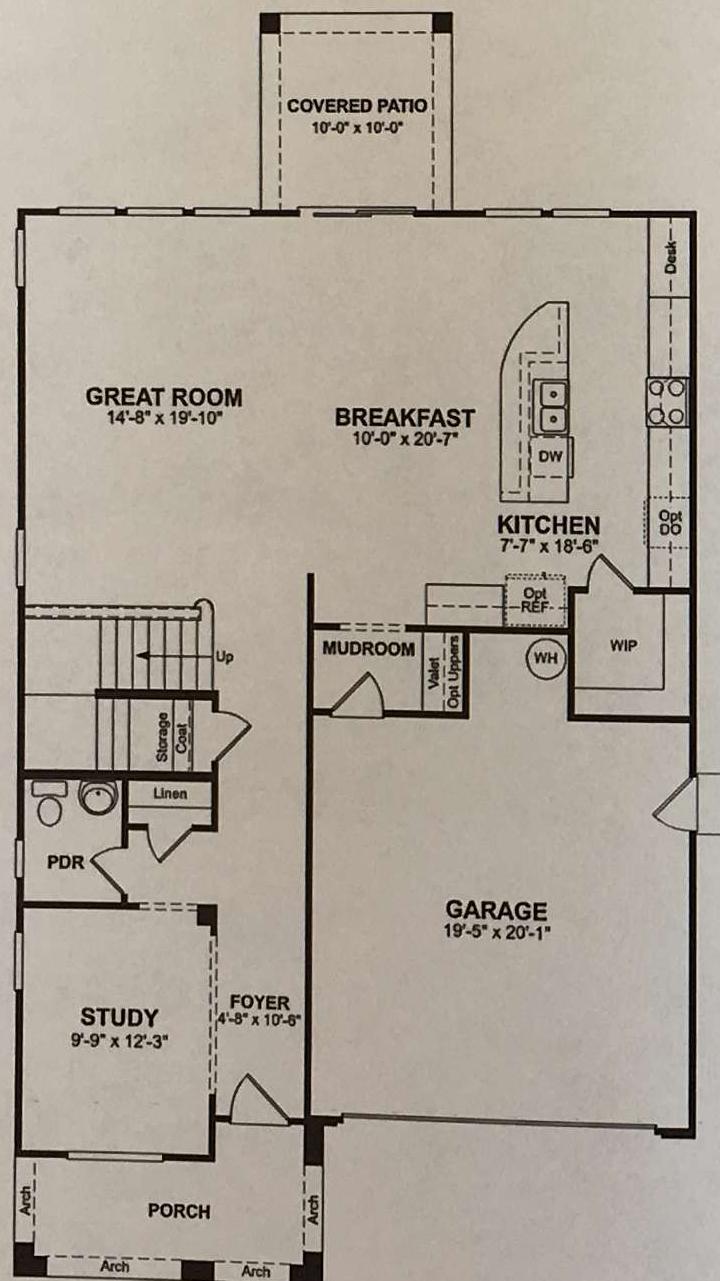


Elevation PRL

BEAZER HOMES Choice Plans™

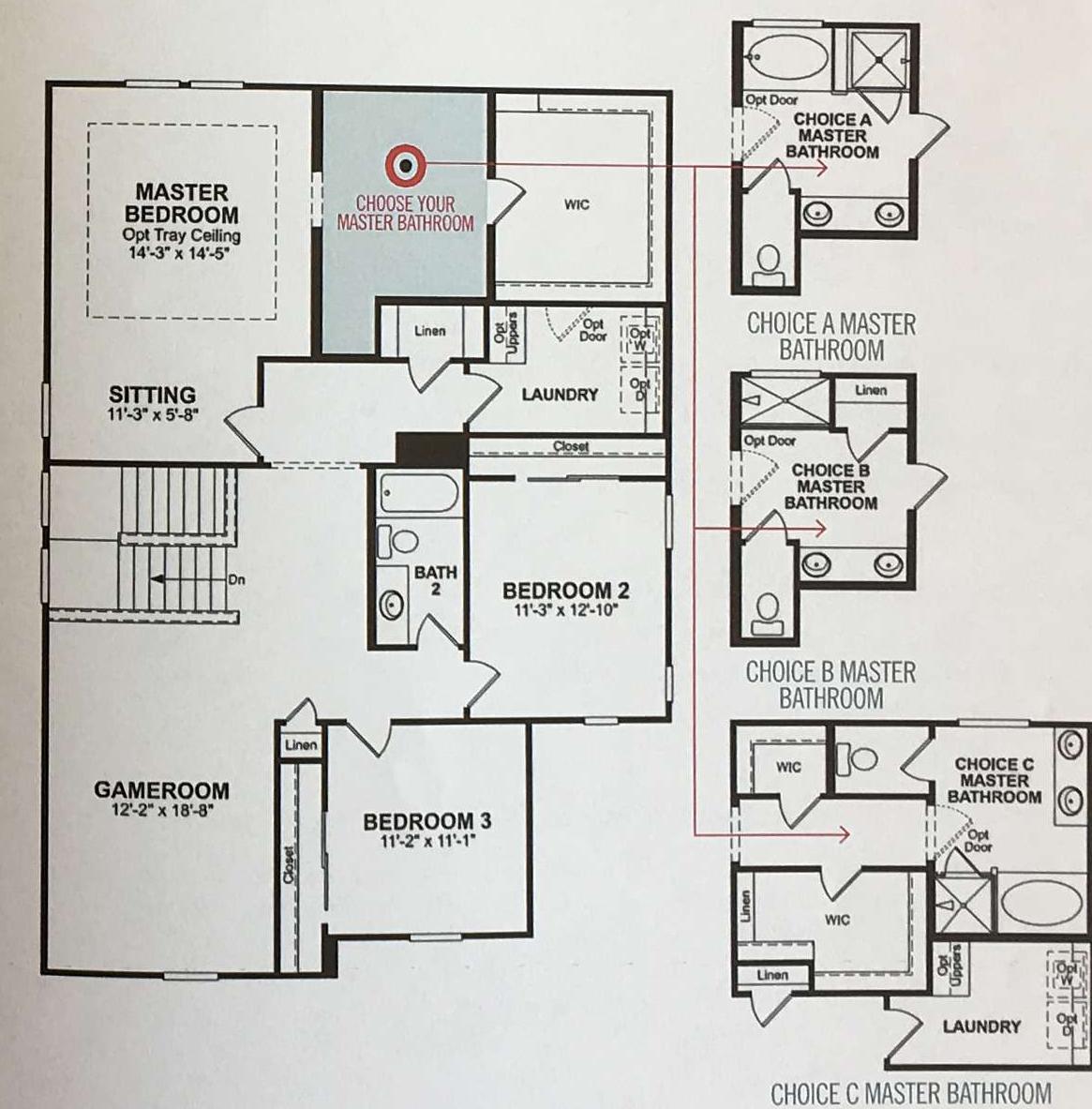
Transform your floorplan—at no additional cost!

First Floor



- Choice options: No-cost options that change the livability or functionality of a space

Second Floor

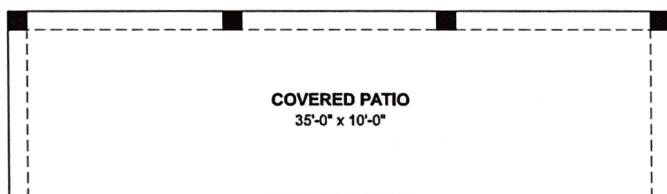


Paid Options

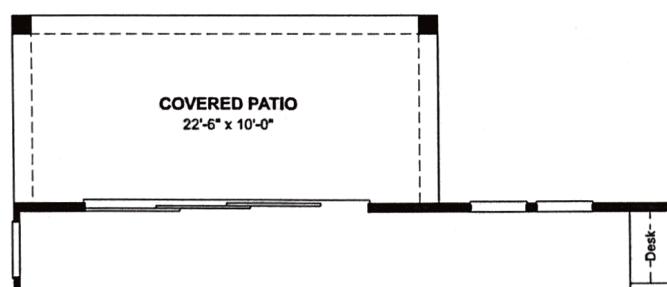
Structural options that add square footage or other structure(s) to the home for a fee



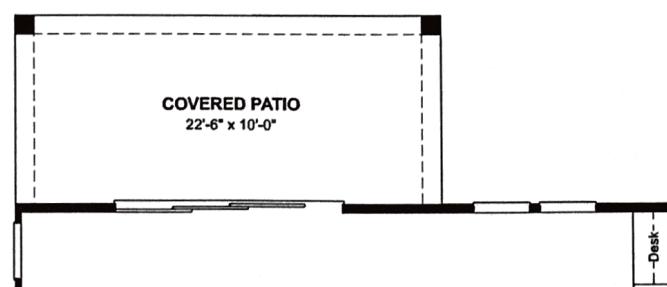
OPTIONAL EXTENDED COVERED PATIO



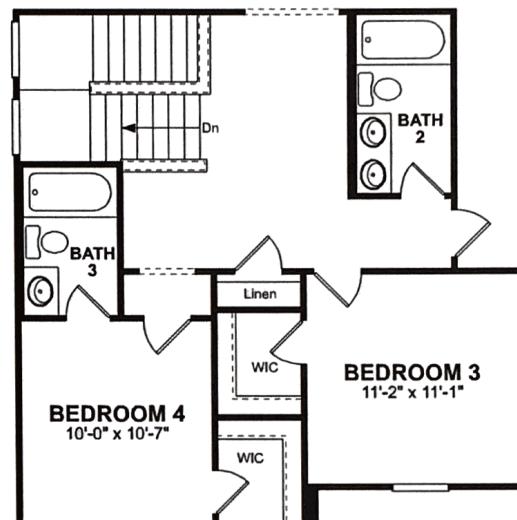
OPTIONAL FULL WIDTH COVERED PATIO



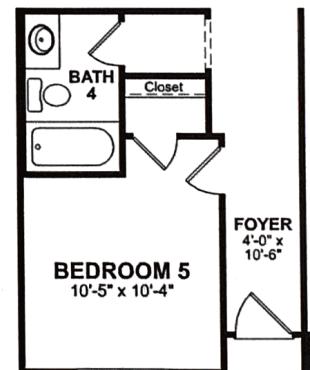
**OPTIONAL 15' X 8' GLASS WALL W/
FULL AND EXTENDED PATIO**



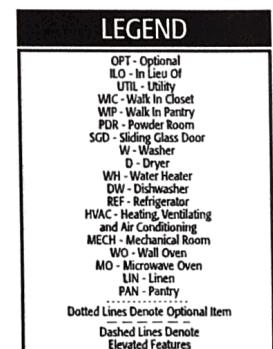
**OPTIONAL 12' X 8' GLASS WALL W/
FULL AND EXTENDED PATIO**



OPTIONAL BEDROOM 4/BATH 3



**OPTIONAL
BEDROOM 5/BATH 4**





5 key questions to ask before buying your next home.

1. Are your homes ENERGY STAR® Certified?

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2. How do you verify the cost savings of your homes?

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Absolutely. Beazer Choice Plans™ offer flexible floorplan options and design selections that allow you to personalize the primary living areas of your new home – at no additional cost. Ask your New Home Counselor what Choice Plans™ are available in your community.

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Prescott

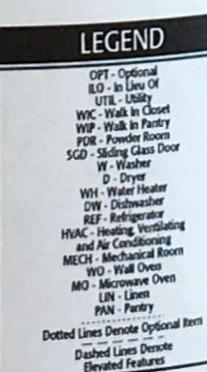
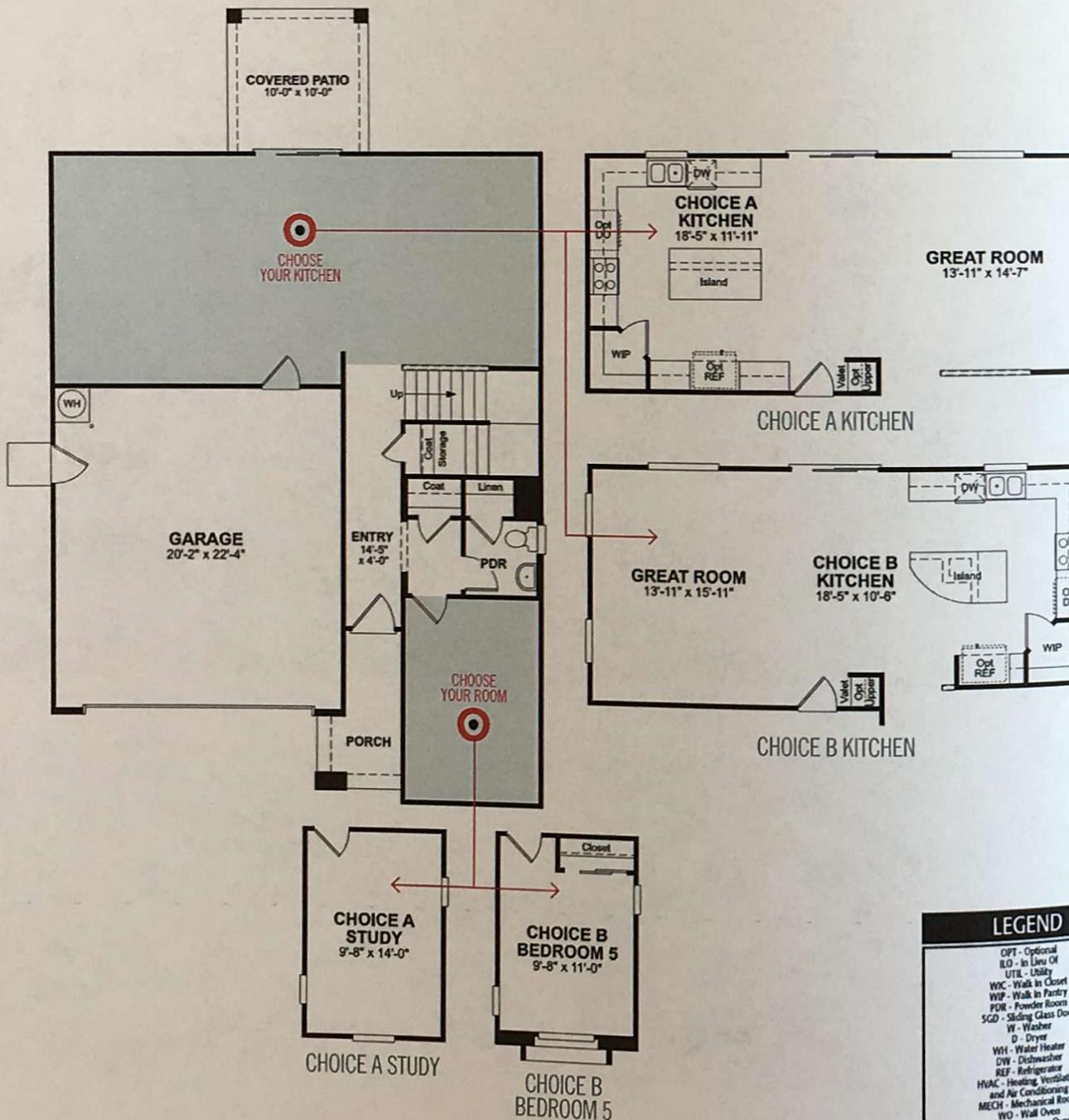
3 beds / 2.5 baths
2,245 sq. ft.
2-car garage



BEAZER HOMES Choice Plans™

Transform your floorplan—at no additional cost!

First Floor



● - Choice options: No-cost options that change the livability or functionality of a space

Second Floor



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Paid Options

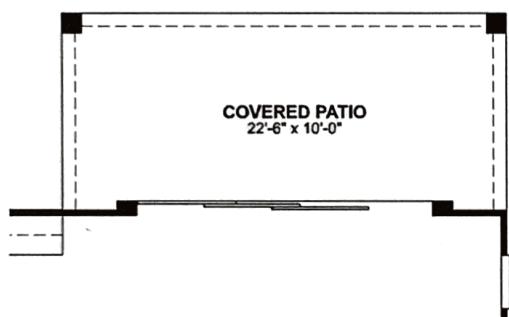
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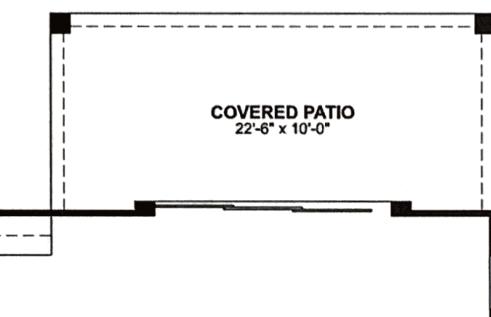
OPTIONAL FULL WIDTH COVERED PATIO



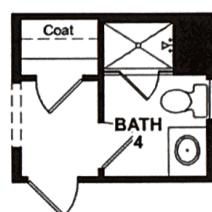
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**OPTIONAL 15' X 8' GLASS WALL
W/ FULL & EXTENDED PATIO**



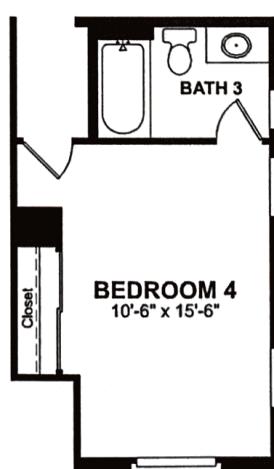
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W/ FULL & EXTENDED PATIO**



**OPTIONAL
BATH 4 ILO
POWDER**



OPTIONAL BEDROOM 4



**OPTIONAL BEDROOM 4/
BATH 3 SUITE**

LEGEND	
OPT - Optional	ILO - In Lieu Of
UTIL - Utility	WIC - Walk In Closet
WP - Walk In Pantry	PDR - Powder Room
SGL - Single Glass Door	W - Washer
D - Dryer	DW - Dishwasher
WH - Water Heater	REF - Refrigerator
HVAC - Heating, Ventilating and Air Conditioning	MECH - Mechanical Room
MECH - Mechanical Room	WO - Wall Oven
WO - Wall Oven	LIN - Linen
MO - Microwave Oven	PAN - Pantry
LIN - Linen	
PAN - Pantry	
Dotted Lines Denote Optional Item	
Dashed Lines Denote Elevated Features	



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Ashburn

3 beds / 2.5 baths

2,659 sq. ft.

3-car garage



Elevation FCL



Elevation SCL

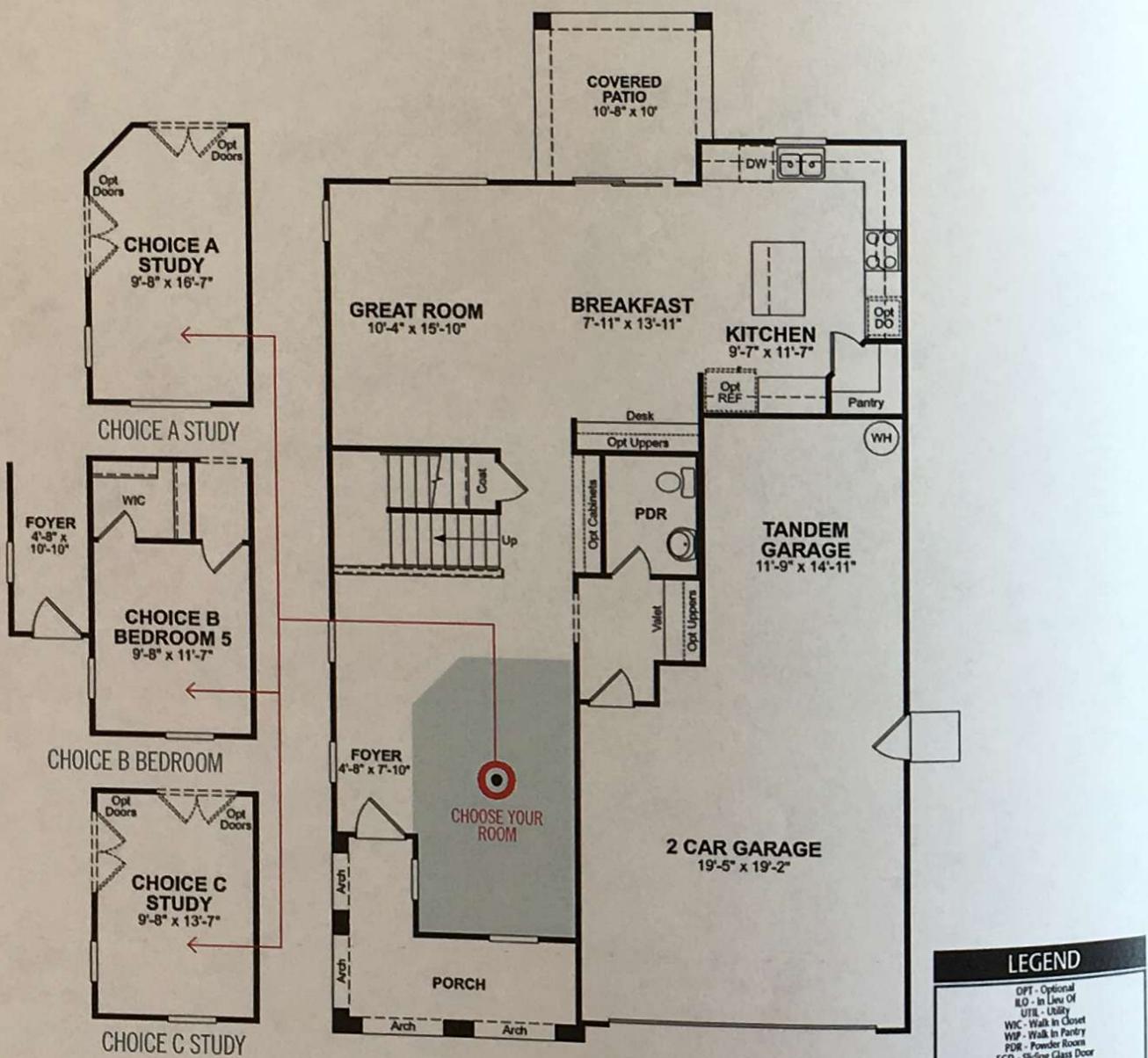


Elevation TUL

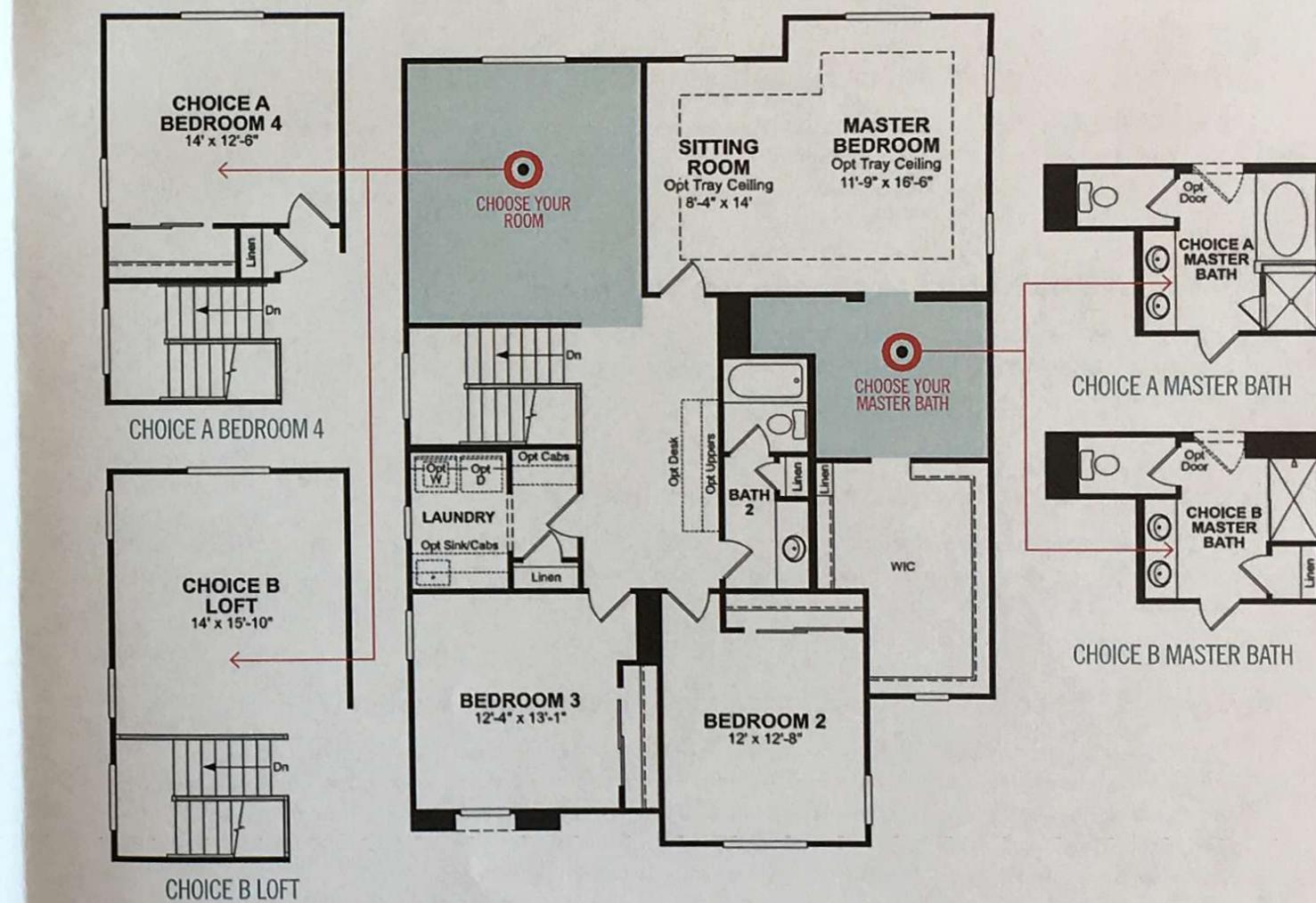
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Second Floor



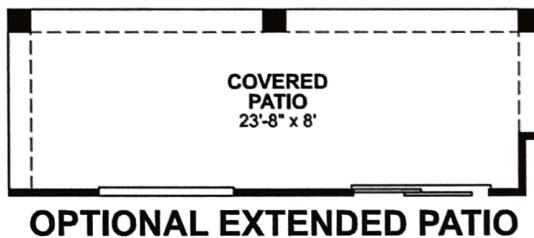
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LEGEND

- OPT - Optional
- ILO - In Lieu Of
- UTIL - Utility
- WIC - Walk In Closet
- WIP - Walk In Pantry
- PDR - Powder Room
- SGD - Sliding Glass Door
- W - Washer
- D - Dryer
- WH - Water Heater
- DW - Dishwasher
- REF - Refrigerator
- HVAC - Heating, Ventilating and Air Conditioning
- MCH - Mechanical Room
- WO - Wall Oven
- MO - Microwave Oven
- LIN - Linen
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- Dotted Lines Denote Optional Items
- Dashed Lines Denote Elevated Features

Paid Options

Structural options that add square footage or other structure(s) to the home for a fee



OPTIONAL EXTENDED PATIO



OPTIONAL BEDROOM 6
ILO TANDEM GARAGE

LEGEND

OPT - Optional
ILO - In Lieu Of
UTIL - Utility
WIC - Walk In Closet
WIP - Walk In Pantry
POR - Powder Room
SGD - Sliding Glass Door
W - Dryer
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Overlook at Estrella



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Overlook @ Estrella

17563 W. Summit Dr.
Goodyear, AZ 85338
Phone # 623-399-4760

Office Hours: Sat. – Thurs.: 10 – 6, Friday: 1 – 6

Visit beazer.com for more information

Emergency Numbers

Goodyear Police Dept.	623-932-1220
Fire Department	623-932-2300

Schools

Estrella Mountain Elementary	623-327-2820
Weststar Elementary	623-327-2740
Estrella Foothills High School	623-386-9700
Desert Edge High School	623-932-7000

Utilities/ Services

Arizona Public Service	602-374-7171
City of Goodyear (water)	623-932-3015
Southwest Gas	623-861-1999
Cox Cable	623-322-2000
Banner Estrella Med. Center	623-327-4000
Goodyear Post Office	623-882-9148
Sky Harbor Airport	602-273-3300

Parks & Recreation

Estrella Mountain Reg. Park	623-932-3811
Corral West Arena	623-882-3808
Roscoe Dog Park	623-882-7525
Phoenix International Parkway	623-772-2000
Golf Club of Estrella	623-386-2600
Crossfit Fury	623-882-3538

Entertainment / Retail

Harkins Gateway Theater	623-478-9411
The Market @ Estrella Falls	623-932-3910
Safeway Grocery Store	623-691-6417
Fry's Food Store	623-925-4440
Sprouts Farmers Market	623-535-8989
Oasis Bagels	623-327-1777
Taste Of Italy	623-691-6888
NYPD Pizza	623-536-6973
Player's Grill @ The Club	623-925-3148
Target	623-627-3276
Walmart Super Center	623-925-9575
Hobby Lobby	623-643-9226
Petco	623-935-1027
Banks	
Chase	623-935-5811
Comerica Bank	623-935-6262

Libraries

Goodyear Branch Library	623-652-3000
Avondale Public Library	623-333-2665