



Get More in a New Home



Experience the **BEAZER DIFFERENCE**



MORTGAGE CHOICES

You have the power to choose the lender that works best for you through Beazer's Mortgage Choices program. When lenders compete, you enjoy greater service, competitive rates, and lower fees.



ENERGY EFFICIENCY

Every Beazer home is built to meet the latest ENERGY STAR® standards, which means more cost savings on your utility bills.



CHOICE PLANS™

Choice Plans are flexible floor plans that allow you to personalize the most commonly used areas in your new home, at no additional cost.

Communities




BEAZER
HOMES

GET MORE IN A NEW HOME



1 Artesa

Laveen, AZ

Picturesque South Mountain views add appeal to this community featuring flexible floorplans in a convenient valley location.

- 3-6 beds / 2-4 baths
- Model Homes: Durand & Copley
- Average Monthly Utilities \$156*

From the mid \$200s

2 June Skies - Gallery Collection

COMING SOON!

Laveen, AZ

Situated in a charming neighborhood with tree lined streets, this community is conveniently located just minutes from plenty of retail and restaurants in Laveen Village Marketplace. • 3-7 beds / 2-5 baths

- Model Homes: Kinkade & Rockwell

3 June Skies - Stetson Collection

COMING SOON!

Laveen, AZ

Enjoy the affordability of a new home in a convenient Valley location with easy access to downtown Phoenix.

- 2-6 beds / 2-4.5 baths
- Model Home: Chaparral

4 Morning Sun Farms - Gallery Collection

San Tan Valley, AZ

Enjoy the tranquility of community living with stand-out features and amenities.

- 3-5 beds / 2-4.5 baths
- Model Homes: Rockwell & Winslow
- Average Monthly Utilities \$147*

From the mid \$200s

5 Morning Sun Farms - Stetson Collection

San Tan Valley, AZ

Comfortable, small-town feel with prime accessibility to big city luxuries.

- 3-6 beds / 2-4.5 baths
- Model Homes: Abilene & Silverado
- Average Monthly Utilities \$147*

From the low \$200s

6 Mountain Trails

Phoenix, AZ

This beautiful community showcases one and two story floor plans featuring Choice Plans™ and beautiful views of Phoenix's South Mountain.

- 3-6 beds / 2-4.5 baths
- Model Homes: Chaparral and Prescott
- Average monthly utilities \$157*

From the high \$200s

7 Overlook at Estrella

Goodyear, AZ

Enjoy an unparalleled lifestyle in this master-planned community offering resort style amenities and plenty of retail within walking distance.

- 3-6 beds / 2-3 baths
- Model Homes: Silverado & Chaparral
- Average Monthly Utilities \$146*

From the mid \$200s

8 Sienna Hills - Gallery Collection

Buckeye, AZ

With beautiful views of the White Tank Mountains, this community offers an in-community charter school along with community park and swim club.

- 3-5 beds / 2-4 baths
- Model Home: Rockwell
- Average Monthly Utilities \$170*

From the mid \$200s

9 Sienna Hills - Stetson Collection

Buckeye, AZ

On the foothills of the White Tank Mountains, this community offers small-town charm with master-planned amenities and easy access to I-10.

- 3-6 beds / 2-4.5 baths
- Model Home: Chaparral
- Average Monthly Utilities \$161*

From the low \$200s

Driving Directions

Artesa

602-707-7126

8211 S. 42nd Drive, Laveen, AZ 85339

From the West Valley: Take I-10 East and merge onto the US 60 East/I-17 South. Exit 35th Ave. and head South toward Baseline Rd. Make a right onto Baseline Rd. and then left onto 43rd Ave. Left on Ian.

From the East Valley: Take US 60 West to I-10 West. Stay on I-10 West and then merge onto I-17 North. Exit 35th Ave. and head South toward Baseline Rd. Make a right onto Baseline Rd. and then left onto 43rd Ave. Left on Ian.

June Skies - Gallery Collection

COMING SOON!

602-535-1194

51st Avenue and Southern Avenue, Laveen, AZ 85339

From the West Valley: Take I-10 East and exit 51st Ave. Head South toward Southern Ave.

From the East Valley: Take I-10 West and exit 51st Ave. Head South toward Southern Ave.

June Skies - Stetson Collection

COMING SOON!

602-535-1194

51st Avenue and Southern Avenue, Laveen, AZ 85339

From the West Valley: Take I-10 East and exit 51st Ave. Head South toward Southern Ave.

From the East Valley: Take I-10 West and exit 51st Ave. Head South toward Southern Ave.

Morning Sun Farms - Gallery Collection

602-535-2631

2214 W. Angelo Way, San Tan Valley, AZ 85142

From Phoenix: Take I-10 E to U.S. 60 E. Take Exit 190B for AZ 202 S. Exit 34A and merge onto AZ-24. Turn right onto S. Ellsworth Rd. and continue south for approximately 6 miles. Turn left onto E. Rittenhouse Rd. and then continue onto N. Gary Rd. Turn right onto Empire Blvd. and left onto Village Lane into the community.

Morning Sun Farms - Stetson Collection

602-535-2634

2156 W. Kenton Way, San Tan Valley, AZ 85142

From Phoenix: Take I-10 E to U.S. 60 E. Take Exit 190B for AZ 202 S. Exit 34A and merge onto AZ-24. Turn right onto S. Ellsworth Rd. and continue south for approximately 6 miles. Turn left onto E. Rittenhouse Rd. and then continue onto N. Gary Rd. Turn right onto Empire Blvd. and left onto Village Lane into the community.

Mountain Trails

602-535-2468

7924 S. 24th Place, Phoenix, AZ 85042

From Phoenix: Take I-17 South towards Phoenix and exit 195A -16th Street. Turn right onto 16th street. Turn left on to Baseline Rd. Turn right onto 24th Street and the community is on the left.

Overlook at Estrella

623-399-4760

17563 W. Summit Drive, Goodyear, AZ 85338

From Phoenix: Take I-10 West to exit 126 N. Estrella Parkway. Turn left onto N. Estrella Parkway. Go through the roundabout staying on Estrella Parkway until you reach Spring Dr. Turn left onto Spring Dr and then turn right onto Summit Dr.

Sienna Hills - Gallery Collection

623-399-4780

21362 W. Berkeley Road, Buckeye, AZ 85396

From Phoenix: Take I-10 West to Exit 120 Verrado Way. Turn slight right onto Verrado Way and left onto McDowell Road. Turn right onto Sienna Hills Parkway into the community.

Sienna Hills - Stetson Collection

623-399-4780

1942 N. 212th Lane, AZ 85396

From Phoenix: Take I-10 West to Exit 120 Verrado Way. Turn slight right onto Verrado Way and left onto McDowell Road. Turn right onto Sienna Hills Parkway into the community.



*The utility cost shown is based on a particular home plan within each community as designed (not as built), using RESNET-approved software, RESNET-determined inputs and certain assumed conditions. The actual as-built utility cost on any individual Beazer home will be calculated by a RESNET-certified independent energy evaluator based on an on-site inspection and may vary from the as-designed rating shown on the advertisement depending on factors such as changes made to the applicable home plan, different appliances or features, and variation in the location and/or manner in which the home is built. Beazer does not warrant or guarantee any particular level of energy use costs or savings will be achieved. Actual energy utility costs will depend on numerous factors, including but not limited to personal utility usage, rates, fees and charges of local energy providers, individual home features, household size, and local climate conditions. The estimated utility cost shown is generated from RESNET-approved software using assumptions about annual energy use solely from the standard systems, appliances and features included with the relevant home plan, as well as average local energy utility rates available at the time the estimate is calculated. Where gas utilities are not available, energy utility costs in those areas will reflect only electrical utilities. Because numerous factors and inputs may affect monthly energy bill costs, buyers should not rely solely or substantially on the estimated monthly energy bill costs shown on this advertisement in making a decision to purchase any Beazer home. Beazer has no affiliation with RESNET or any other provider mentioned above, all of whom are third parties. Homeowners Association fee may vary. No offer to sell or lease may be made and no offer to purchase or lease may be accepted prior to issuance of the final Arizona Subdivision Public Report. Certain conditions and restrictions may apply. Pricing, features and availability subject to change without notice. See New Home Counselor for complete details. Homes built after 2/14/11 will be ENERGY STAR homes. To find out whether a particular home is qualified, contact your New Beazer Home Counselor. ©2017 Beazer Homes. ROC114625 2/17 137527





SIENNA HILLS II—GALLERY

21362 W. Berkeley Rd. Buckeye AZ. 85396
623-234-4526

Glenda Ellison

Michelle Thomas

Floor Plan

Features

Elevation Price

Copley	1,939 sq. ft.	One Story, 2-3 Bedroom, 2 Bath, Choice Study, Great Room, 3 Car Tandem Garage, Covered Patio, 4th Bedroom with Full Bath Option	SCA TUC FCM	\$248,900 \$250,900 \$251,900
Rockwell	2,525 sq. ft.	One Story, 4 Bedroom, 2.5 Bath, Great Room, Breakfast Nook, Choice Study or Dining Room, 3 Car Tandem Garage, Covered Patio, 3 rd Full Bath Option, 12' Optional Glass Wall	SCL FCM TUM	\$270,900 \$271,900 \$276,900
Kinkade	2,845 sq. ft.	Two Story, 5 Bedroom, 4 Bath, Great Room, Study or Dining Room Option, Loft, 3 Car Tandem Garage, Front Covered Porch, Covered Patio, Optional 12' or 15' Multi-Slide Glass Door	SCL TUL FCL	\$285,900 \$289,900 \$290,900
Hudson	3,113 sq. ft.	5 Bedroom, 4 Bath, Two Story, Great Room, Breakfast Nook, Study or Dining Room Option, 3 Car Tandem Garage, Mud Room, Covered Front Porch, Optional Study and Game Room ILO 4 th and 5 th Bedroom, Covered Patio, Optional 12' or 15' Multi-Slide Glass Door	SCL TUL FCL	300,900 302,900 303,900



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Sienna Hills II

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
- Covered entryway
- Coach lights
- 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, optional on second floor (per plan)
- Decorative 6 panel interior doors
- 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)
- 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 enlarged 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



Mortgage Choices

Shop for Your Lender and Get the Right Deal!



More choices and better service



More competitive rates and fees



More programs to meet your needs



Whether you're a first-time homebuyer or just making a move, chances are you'll need a home loan. Beazer Homes' Mortgage Choices program makes the process of shopping for a loan easy for you. Beazer Homes has identified preferred lenders in every one of our communities who will compete for your business, resulting in comprehensive product portfolios, competitive rates and fees, and outstanding customer service.

Most new home builders offer you just one lender. Beazer's Mortgage Choices program gives you a seamless way to shop and compare multiple preferred lenders, which will save you time and money while finding the right lender to suit your needs. And, when you work with a preferred lender, they'll make sure you're ready to move in when your home is ready.

Save More Money

Ask your New Home Counselor about the special incentive you'll receive when you close with a preferred lender!

**Learn more at Beazer.com
or call 623-399-4761**

CNN Mortgage
Jennifer Hanson
NMLS# 197390
602.677.7871
jenniferh@cnnmortgage.com

V.I.P. Mortgage, Inc.
John Chavez
NMLS# 216292
623.226.4000
jchavez@vipmtginc.com

Marquee Mortgage, LLC
Randy Osterman
NMLS# 144884
602.684.9263
randy@marqueeloans.com

*Beazer Homes offers an additional seller paid concession of up to 1% of the purchase price towards closing costs when a buyer closes with one of our preferred lenders (as further described below and in our sales agreement). Concession will be paid by Beazer Homes as a closing cost credit. Buyer may apply with or finance via any preferred lender. This offer is subject to our preferred lenders underwriting guidelines which limit third party contributions, and are subject to change without notice, and is available only for owner-occupied homes; non-owner-occupied homes are subject to additional restrictions and qualifying requirements. May not apply to all loan products.

Beazer Homes is not acting as a mortgage broker or lender. Homebuyers should consult with a mortgage broker or lender of their choice regarding mortgage loans and mortgage loan qualification. Beazer Homes and the mortgage lenders listed are separate entities, each is independently responsible for its products, services and incentives. © 2015 Beazer Homes AN





Rockwell

4 beds / 2.5 baths
2,525 sq. ft.
3-car tandem garage



Elevation FCM



Elevation SCL

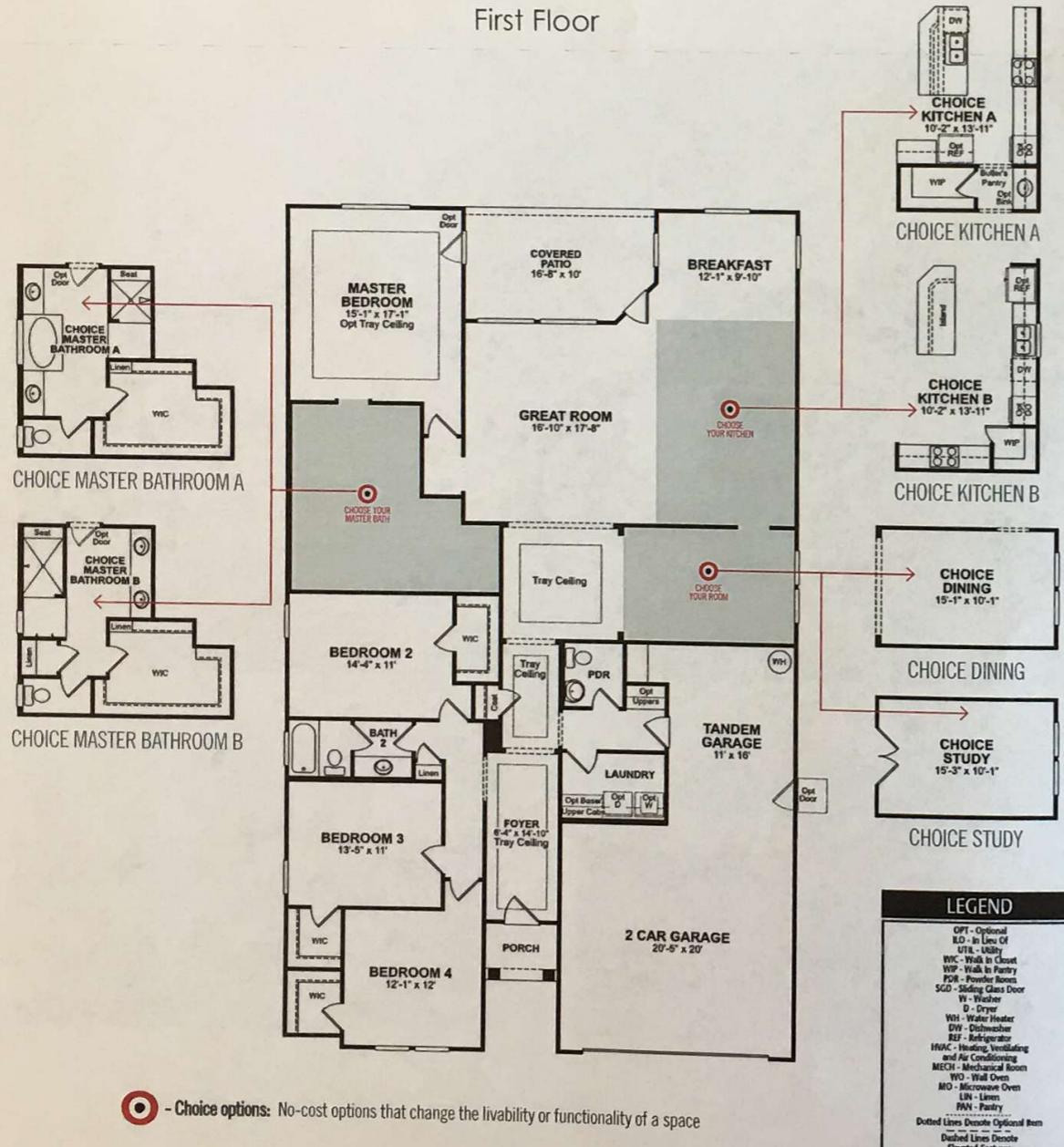


Elevation TUM

BEAZER HOMES Choice Plans™

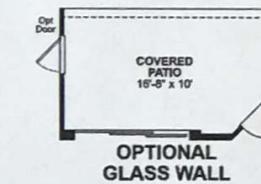
Transform your floorplan—at no additional cost!

First Floor



Paid Options

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



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



BZH

NYSE

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5 key questions to ask before buying your next home.

1. Are your homes ENERGY STAR® Certified?

Yes, 100% of the homes we build are ENERGY STAR® Certified. In fact, we go above and beyond ENERGY STAR requirements to provide you with significant energy savings month after month — which directly translates into a lower cost of ownership.

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

Beazer uses an independent third party to test and verify the energy efficiency of each one of our homes. They use these results to rate our homes on how much energy the home can save and how much money you may be able to save on monthly utility bills.

3. Do I have flexibility to change my floorplan?

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.

4. Can I personalize the finishes in the home?

Yes, it's part of the benefit of buying a new Beazer home. You'll have the opportunity to select from a wide variety of finishes, such as granite, flooring, appliances, cabinetry and the like. With your help, we'll create a home that is all about you.

5. How do I know I'm choosing the right mortgage program?

We'll work with you to make sure that you do. Here at Beazer, we encourage you to shop around for the best mortgage and we've created an environment that makes it easy to do so. In every Beazer community, we've identified a group of preferred lenders who provide comprehensive product portfolios, competitive rates and fees and outstanding customer service. The benefits of shopping can save you hundreds of dollars a year and will ensure you choose the right lender and mortgage program to meet your needs.

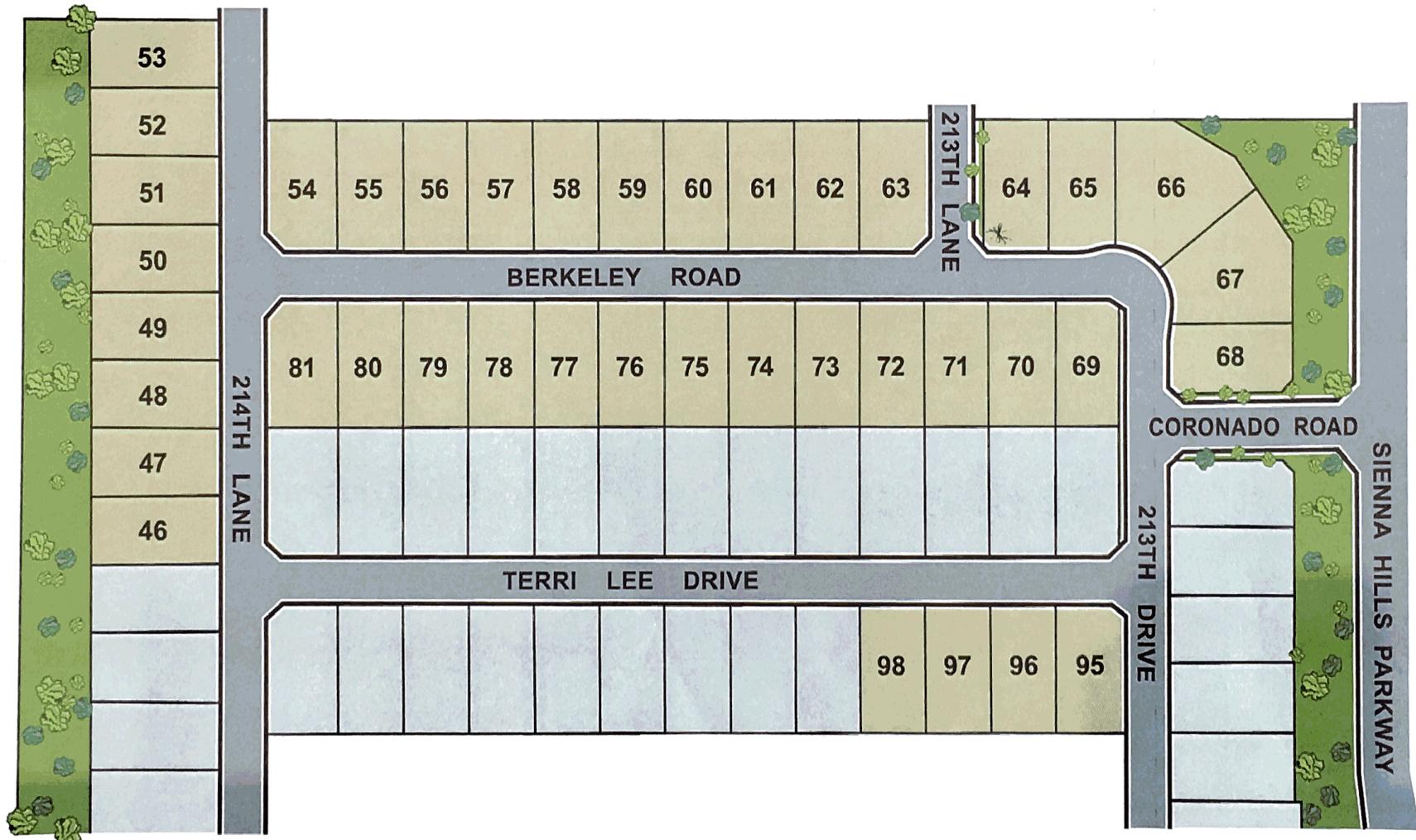
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Sienna Hills Gallery



This site plan is an artist's conception for illustrative purposes only and is not intended to create any warranty or contract right. All dimensions shown on the plan are approximate. Please refer to the Master Site Plan on file with the county for more specific detail and actual dimensions. ROC# 114625 © 2016 Beazer Homes





Sienna Hills
21362 W. Berkeley Rd, Buckeye, AZ 85396
623-399-4758

Office Hours: Sat. – Thurs.: 10 – 6, Friday: 1 – 6
Visit beazer.com for more information

Emergency Numbers

Buckeye Police Department	623-349-6000
Buckeye Fire Department	623-349-6700

Post Office

US Post Office	623-386-3117
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Schools

Inca Elementary School	623-925-3500
Youngker High School	623-474-0100
Arizona State University West	602-543-5500

Parks and Recreation

White Tank Mountain Park	623-935-2505
Verrado Golf Club	623-388-3000
Sundance Golf Course	623-328-0400

Utilities/ Services

City of Buckeye	623-349-6100
Arizona Public Service	602-371-7171
Epcor Water	800-383-0834
Cox Communications	623-322-2000
Southwest Gas	602-395-4600

Entertainment/ Retail

University o f Phoenix Stadium	623-433-7101
Verrado Grille	623-388-3000
Tempo Urban Bistro & Coffee Bar	623-594-6788
Ciao Grazie Pizzeria and Wine Bar	623-853-1711
Bashas Grocery Store	623-388-6000
Fry's Grocery Store	623-691-6600

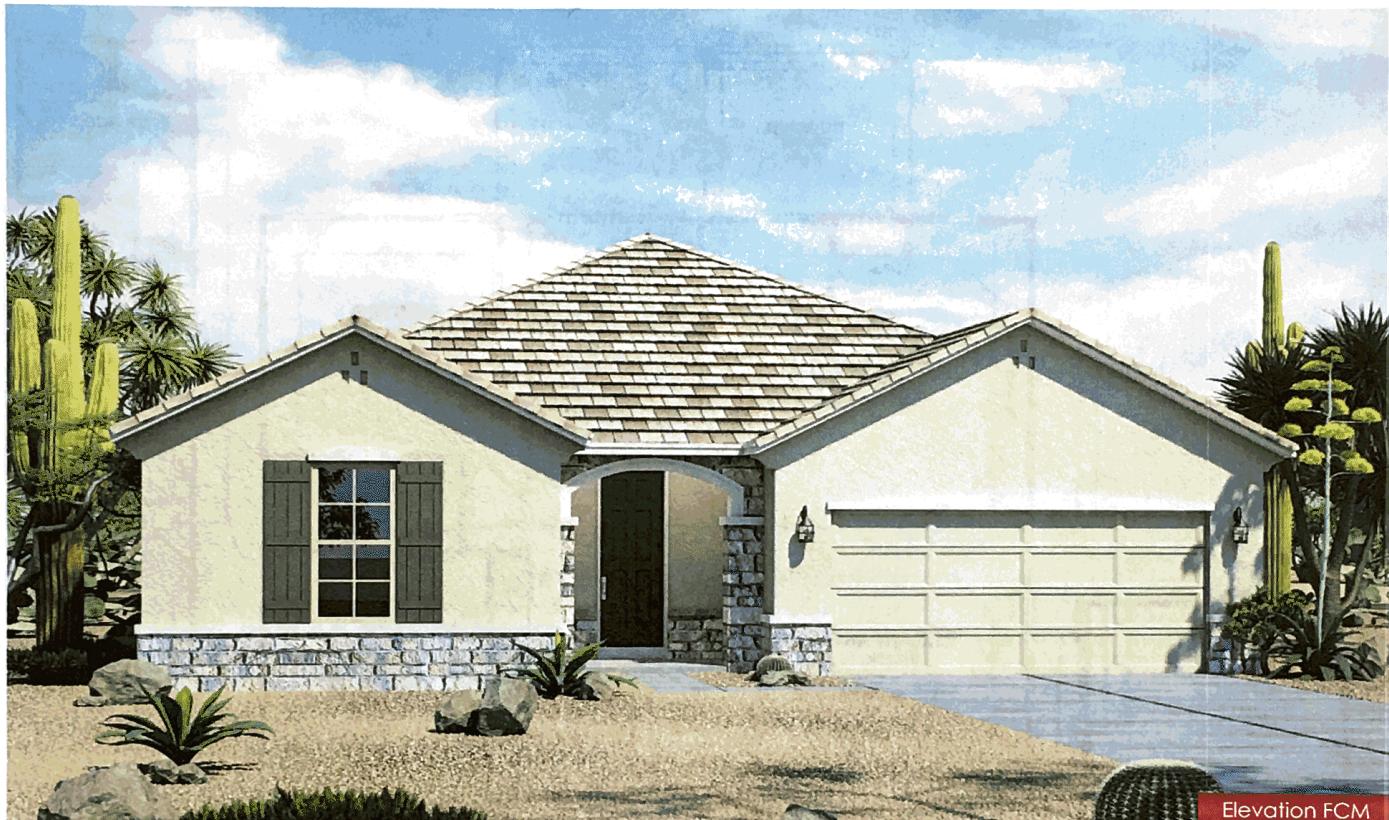
Hospitals

Banner Health Center – Verrado	623-977-7211
Buckeye Medical Center	623-386-9111



Copley

3 beds / 2 baths
1,939 sq. ft.
3-car tandem garage



Elevation FCM



Elevation SCA

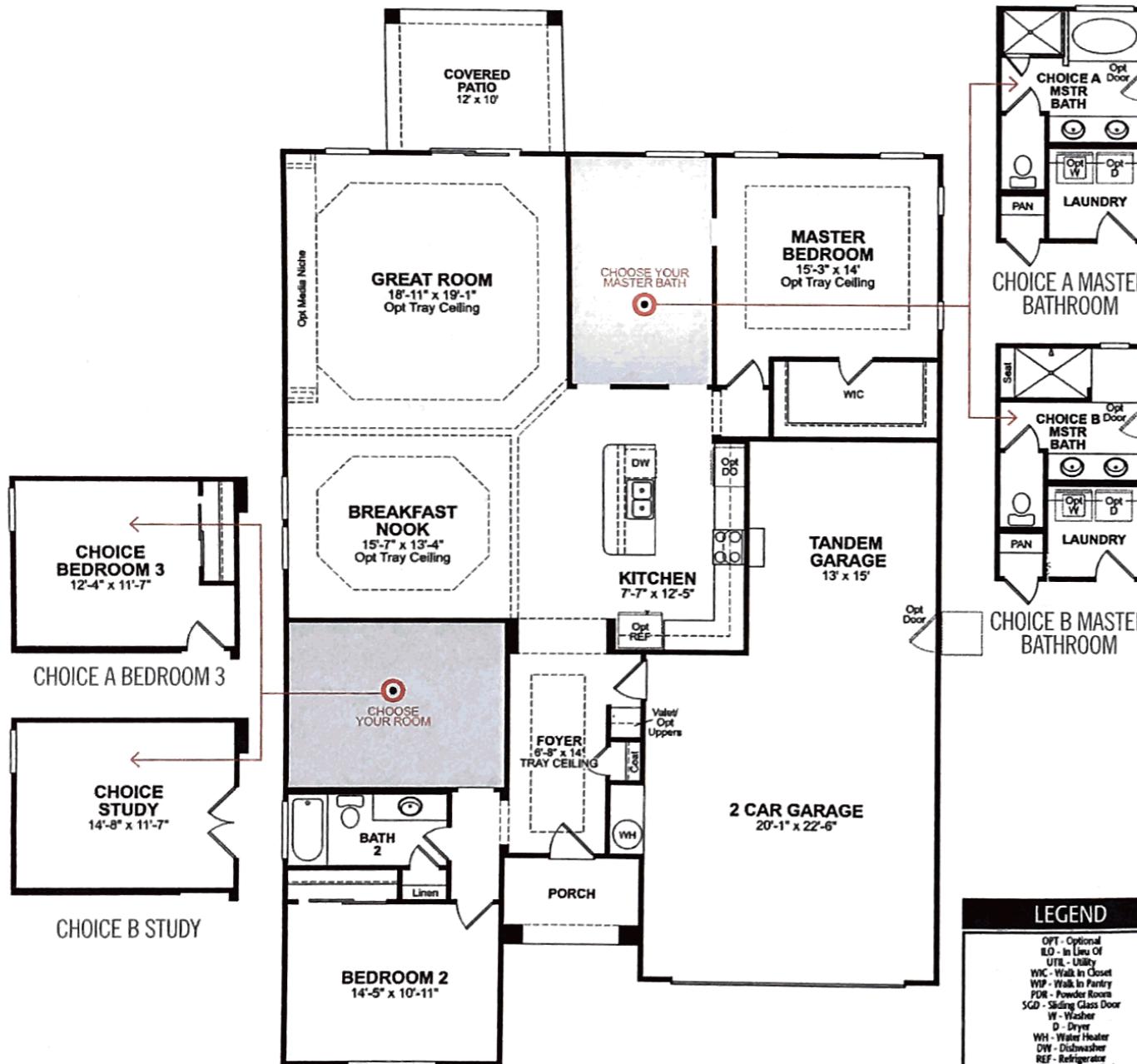


Elevation TUC

BEAZER HOMES Choice Plans™

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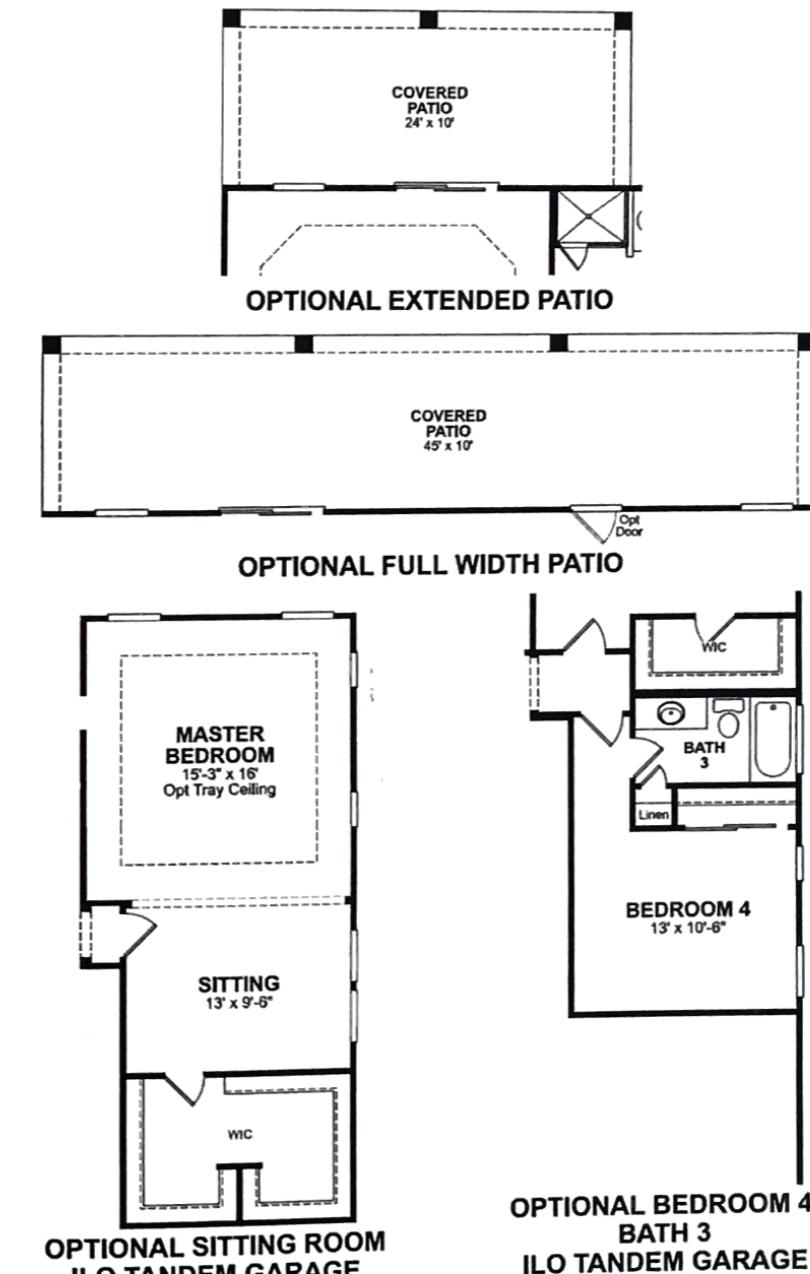
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