



SIENNA HILLS - STETSON II

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1942 N. 212th Lane
Buckeye, AZ 85396
623-242-8978
623-399-4786

1,610– 2,880 sq. ft.

\$10,000 in Options on All new builds!

\$3,500 Builder Contribution towards

Closing Costs with our *CHOICE Lender

Team covering the full balance!

Floorplan	Sq. Ft.	Features	Title	Price
Sedona	1,610 sq. ft.	One Story, Great Room, 2 Bedrooms, Study, 2 Baths, 2 Car Garage; Choice 3rd Bedroom	SCL FCL TUL	\$222,400 \$227,400 \$228,400
Chaparral	1,902 sq. ft.	One Story, Great Room, 3 Bedrooms, 2 Baths, Study, Dining Room, 2 Car Garage; Choice 4 th Bedroom	SCL FCL TUL	\$230,400 \$233,400 \$235,400
Prescott	2,245 sq. ft.	Two Story, Great Room, 3 Bedrooms, 2.5 Baths, Study, Loft, 2 Car Garage; Optional 4 th and 5 th Bedroom. Optional 3 rd and 4 th Bath.	SCL PRL ACL	\$259,400 \$261,400 \$261,900
Merlot	2,661 sq. ft.	Two Story, Great Room, 3 Bedrooms, 2.5 Baths, Study, Gameroom, 2 Car Garage, Optional 4 th and 5 th Bedroom, 3 rd Full Bath	SCL ACL PRL	266,400 267,400 268,400
Abilene	2,880 sq. ft.	Two Story, Great Room, 4 Bedrooms, 2.5 Baths, Study, Dining Room, Loft, 2 Car Garage; Choice 5 th Bedroom, Optional 6 th Bedroom, Optional 3 rd Bath	FCL SCL TUL	\$268,400 \$270,400 \$272,400



*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. Details listed may vary depending on the plan, elevation and options chosen. Please consult your New Home Counselor for details. © 2015 Beazer Homes. 7/15 114967





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



ROC# 114625. *Pricing and features subject to change without notice. SH II: Effective Date: 9/30/16



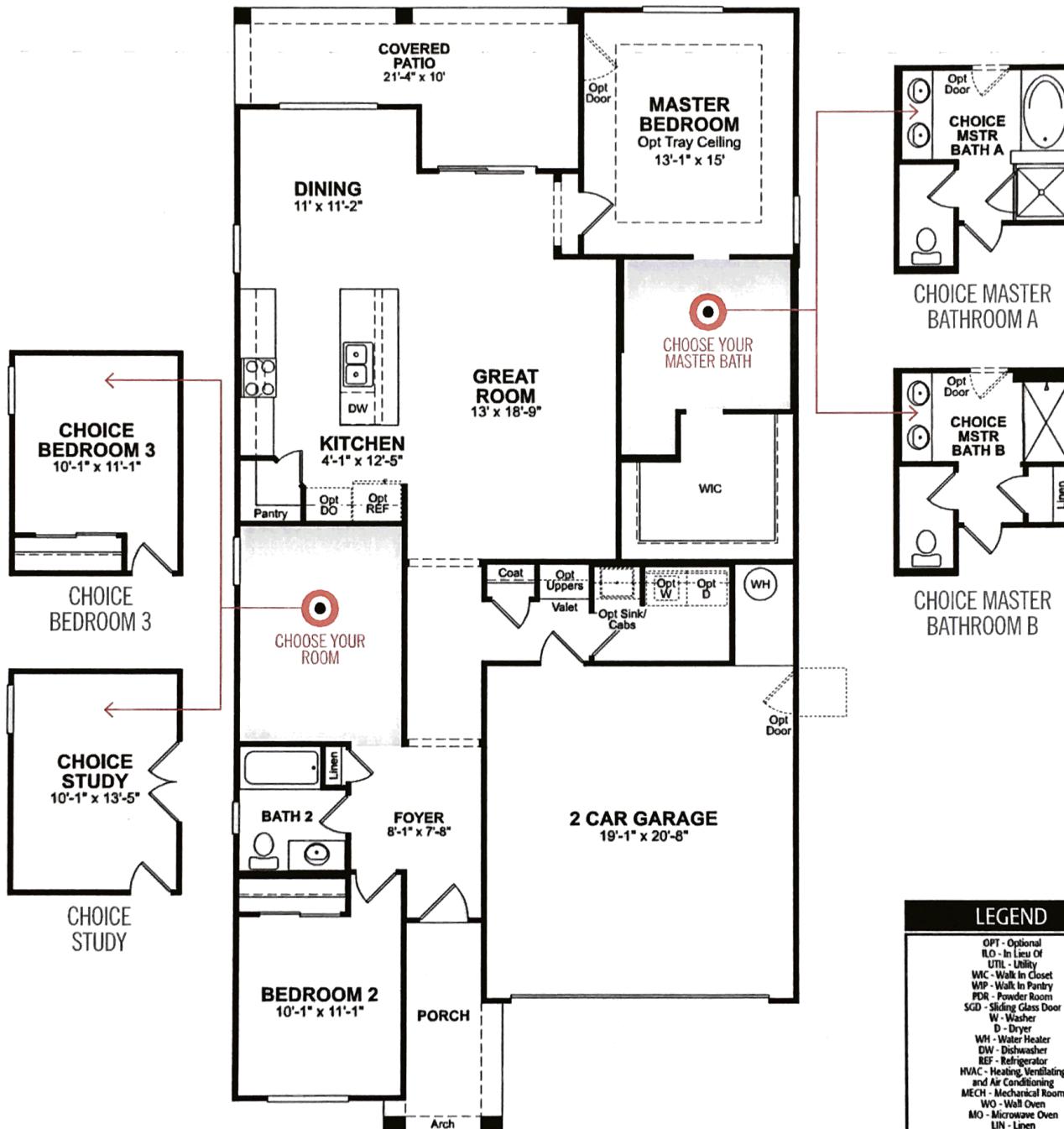
Sedona

2 beds / 2 baths
1,610 sq. ft.
2-car garage



BEAZER HOMES Choice Plans™

Transform your floorplan—at no additional cost!



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



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Sienna Hills - 12/16

V435 v1.0
Sedona



Chaparral

3 beds / 2 baths

1,902 sq. ft.

2-car garage



Elevation SCL



Elevation FCL

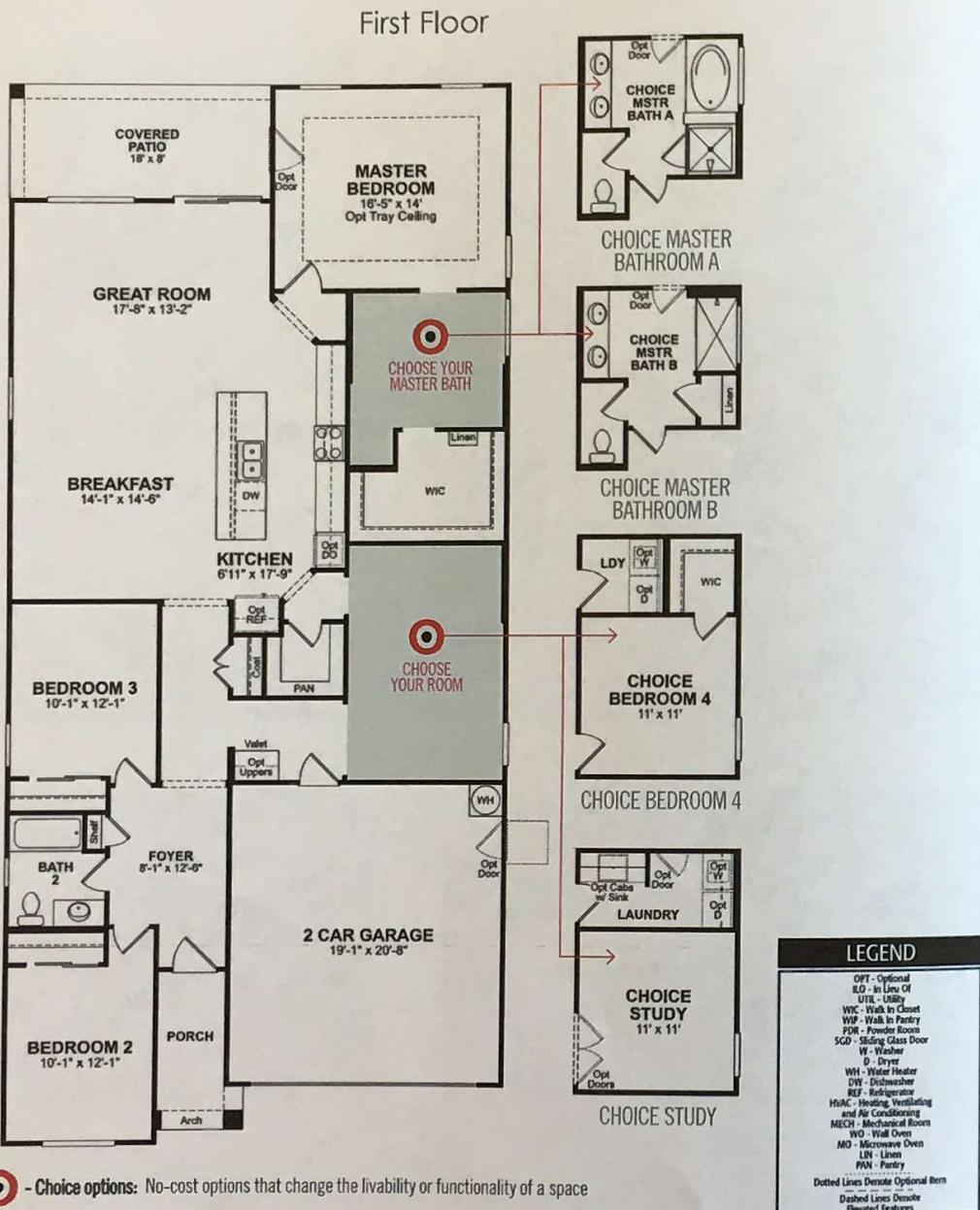


Elevation TUL

BEAZER HOMES

Choice Plans™

Transform your floorplan—at no additional cost!



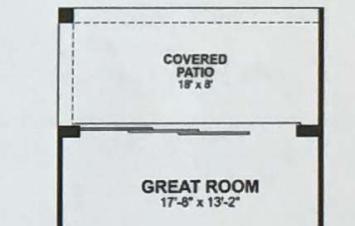
● - **Choice options:** No-cost options that change the livability or functionality of a space

Paid Options

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



OPTIONAL 12' SLIDING GLASS DOOR AT GREAT ROOM



OPTIONAL 15' SLIDING GLASS DOOR AT GREAT ROOM



BZH
LISTED
NYSE
V437 V1.0

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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.

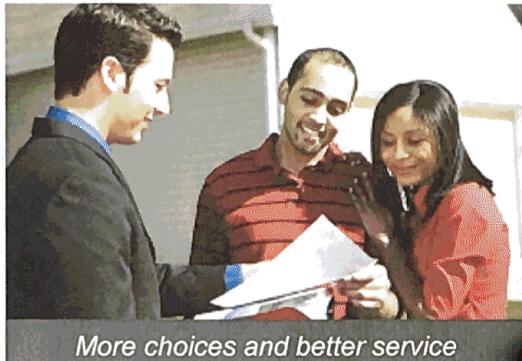
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Shop for Your Lender and Get the Right Deal!



More choices and better service

Mortgage Choices



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 623-399-4758**

CNN Mortgage

Jennifer Hanson

NMLS# 197390

602.677.7871

jenniferh@cnnmortgage.com

V.I.P. Mortgage, Inc.

John Chavez

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623.226.4000

jchavez@vipmtginc.com

Marquee Mortgage, LLC

Randy Osterman

NMLS# 144884

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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 SH





Sienna Hills Stetson



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



ROC 114625



Sienna Hills
1942 N. 212th Lane
Buckeye, AZ 85396
623-399-4780
Office Hours: Sat. - Thurs.: 10 - 6, Friday: 1 - 6
Visit www.beazer.com for more information

Emergency Numbers

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

Schools

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

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

Hospitals

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

Post Office

US Post Office	623-386-3117
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Parks and Recreation

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

Entertainment/ Retail

University of 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