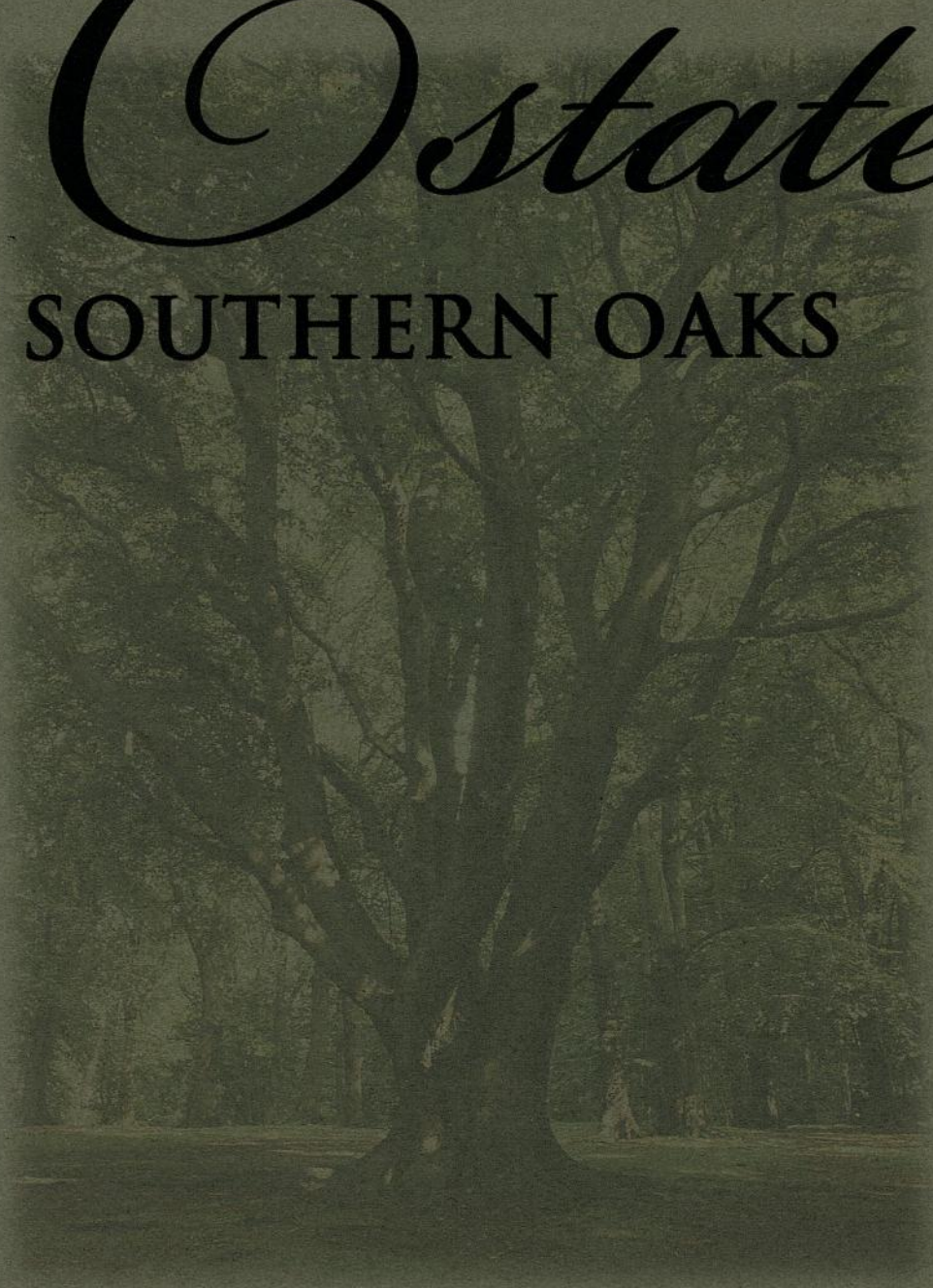


The Estates

AT SOUTHERN OAKS



By Beazer Homes

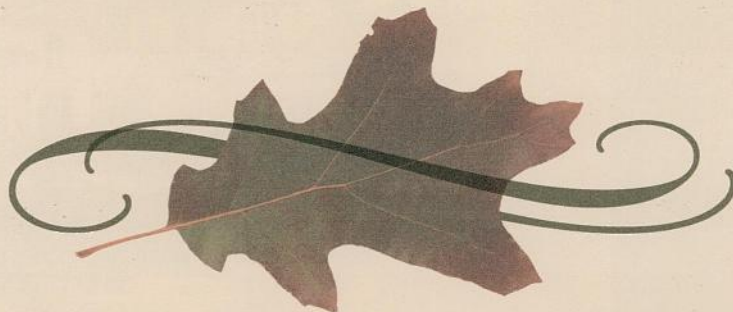
COMMUNITY STORY

A true representation of luxury, style and grace, Beazer Homes' The Estates at Southern Oaks is a special, private enclave unlike anything you've experienced before. Here, a distinguished collection of elegantly crafted estate homes reveals thoughtfully designed interiors that uniquely speak to your heart, body, and soul.

All of your new-home dreams will instantly become reality in a neighborhood rich in comfort and elegance. Situated within Santa Clarita's premier Stevenson Ranch Masterplan, The Estates at Southern Oaks enjoys a secluded, canyon location and offers some of the largest homesites in all of Stevenson Ranch. Replete with spacious bedrooms, libraries, exercise rooms, and super family rooms, The Estates presents refined architecture worthy of this prestigious location. Residents will savor Southern Oaks' breathtaking views of the surrounding Santa Susanna Mountains, as well as a unique sense of privacy, a separate recreational area, tot lot, and park.

The 4,000-acre community of Stevenson Ranch is the gem of the Santa Clarita Valley. Showcasing the warmth and character of a small town, Stevenson Ranch offers a community park, meandering trails, hiking and biking opportunities, and award-winning schools of the Newhall Unified and Hart High School Districts. Its surrounding acres of protected open space provide residents with a calmer, quieter lifestyle, yet residents are within minutes of the Town Center, incredible recreational amenities, and all that the Santa Clarita Valley has to offer.

The Estates at Southern Oaks—live a life without compromise.



Rosewood

Residence Two

3,450 square feet

Two level

Five bedrooms

Four baths

Living room

Den

Dining room

Family room

Kitchen

Breakfast nook

Optional game room at
bedroom five

Optional loft at bedroom three

Three-car tandem garage



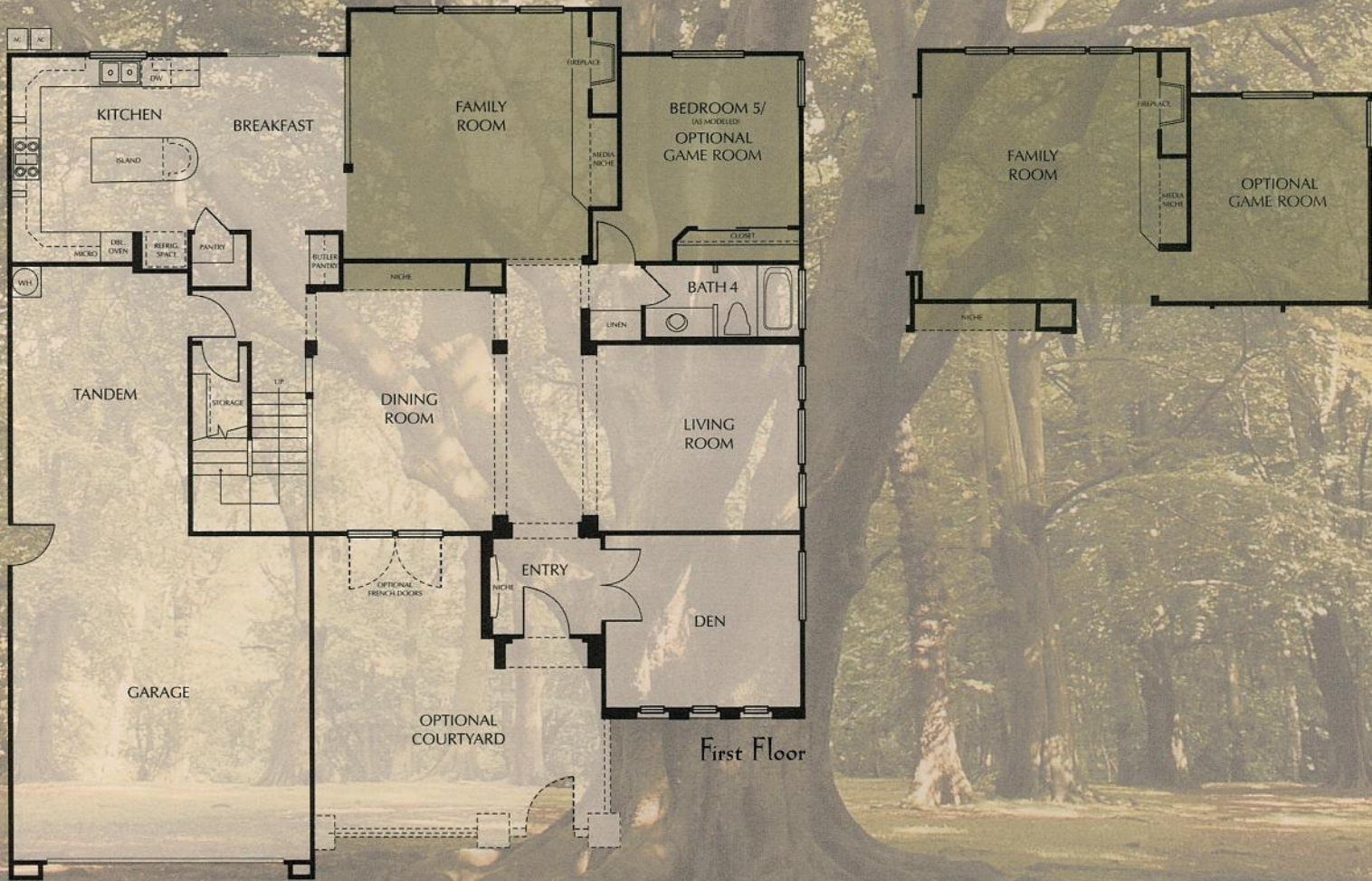
2A



2B



2C







3A

Savannah

Residence Three

3,666 square feet

Two level

Six bedrooms

Four baths

Living room

Dining room

Family room

Kitchen

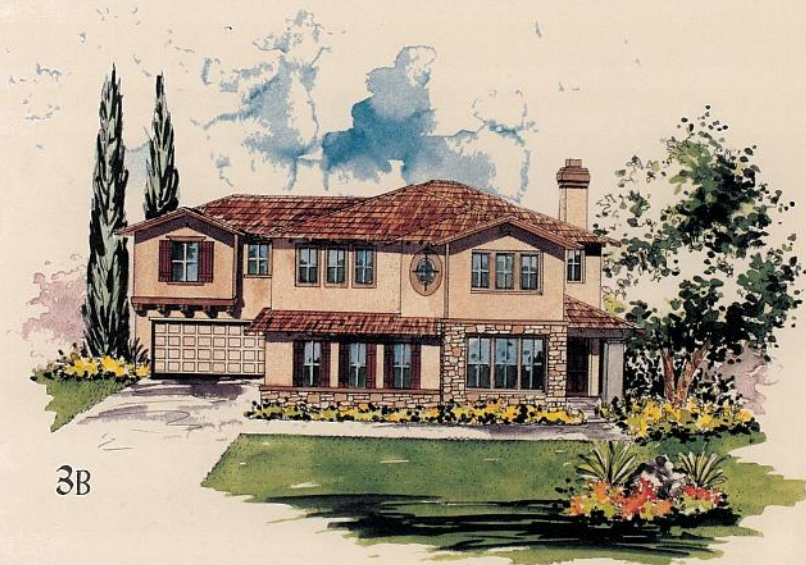
Breakfast nook

Optional den at bedroom six

Optional master retreat at
bedroom four

Optional loft at bedroom five

Split three-car garage



3B



3C

Magnolia

Residence One

3,153 square feet

Single level

Four bedrooms

Three baths

Living room

Den

Dining room

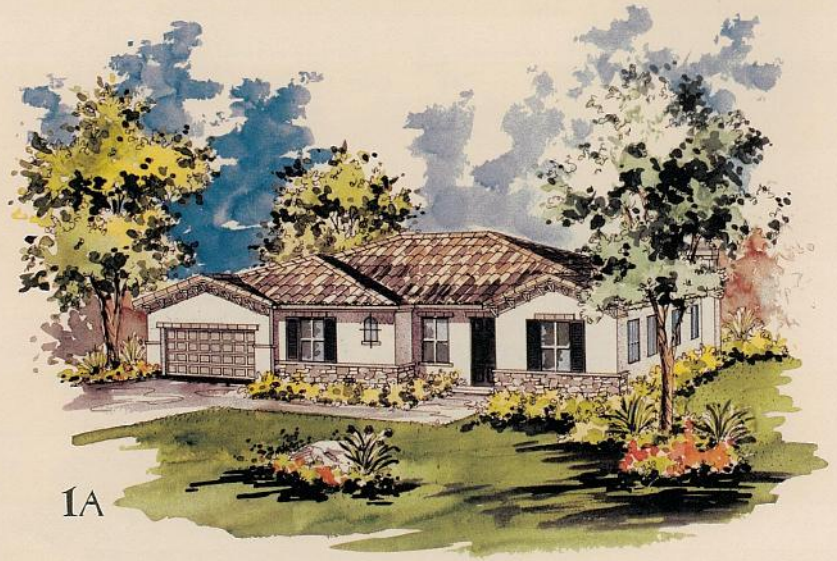
Family room

Kitchen

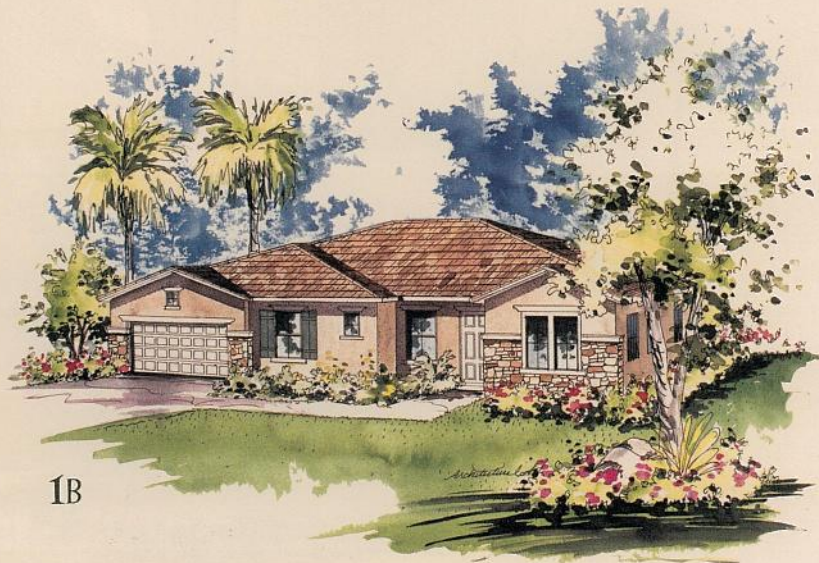
Optional master retreat at
bedroom four

Optional teen room or
bedroom five at third-car bay

Three-car tandem garage



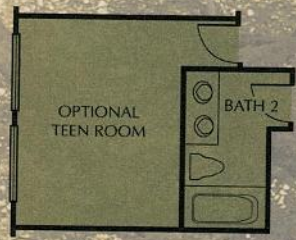
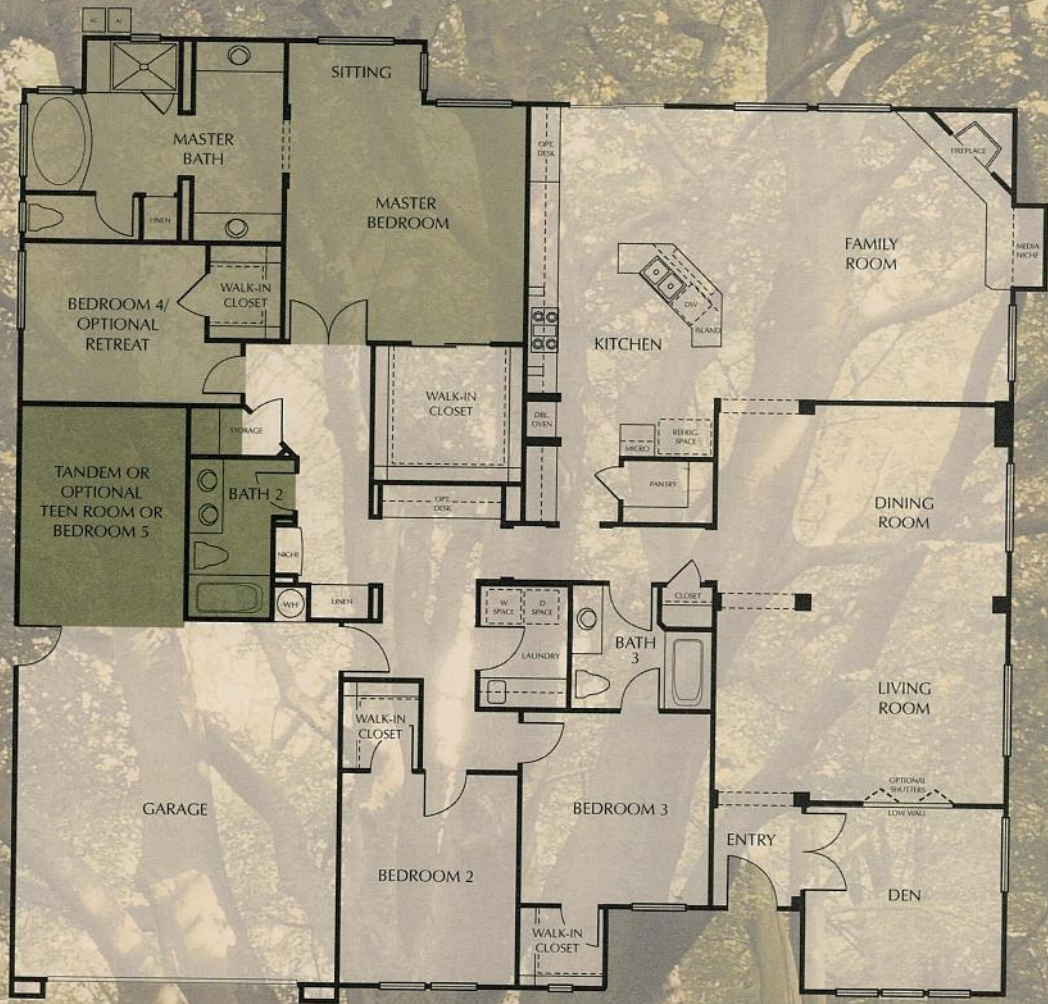
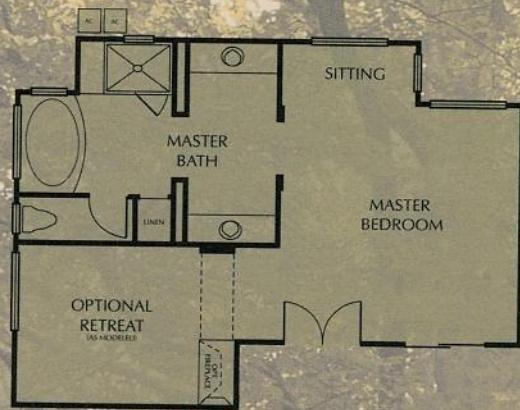
1A



1B



1C



B U I L D E R S T O R Y

The purchase of a new home is one of the biggest and most important decisions you and your family will ever make. You have a right to know all about the builder.

Beazer Homes USA, Inc. (NYSE-BZH) is one of the nation's very largest home builders, with regional offices and operations in 30 markets in the Southeast, Mid-Atlantic, Southwest, and South Central United States. Management in each region is composed of individuals with strong experience in local building and market trends.

Each year, Beazer Homes and its subsidiaries build and sell homes to people who share a common goal: they expect to receive a new home representing an outstanding value.

Beazer Homes has been carefully built on a tradition of excellence, providing the finest in planning, architectural design, and craftsmanship in every home we build.

We're extremely proud of every Beazer home, and are committed to maintaining our reputation as a caring, customer-oriented company. We hope you will choose to become an important part of the Beazer family.

Welcome home.



Features

Exterior Features

- Craftsman, Italianate, and Spanish-influenced exterior detailing, architecturally enhanced by stone veneer, wrought-iron accents, and stucco detailing
- Fire-resistant, color-coordinated concrete tile roof
- Concrete walks and driveway
- 3-car tandem garage or 3-car split garage
- Metal, sectional, roll-up garage door with one opener and two transmitters
- Energy-efficient, dual-glazed windows and sliding glass doors
- 8-foot-high sliding glass door to maximize light efficiency in the home
- Fully fenced private yard

Elegant Interior Features

- Elegant foyer leading to spacious living areas
- Sculptural bullnose (rounded) corners on selected corners
- Traditional wood-burning fireplace in family room
- Artfully crafted staircase in two-level homes
- Niche to accommodate media
- Choice of designer-selected, plush carpeting in living areas
- Ceramic tile in entryway and vinyl flooring in kitchen, baths, and laundry area
- Designer-selected light fixtures and recessed can lighting
- Raised-panel interior doors
- Interior laundry room with built-in cabinetry and sink
- Walk-in closet in most secondary bedrooms
- Mirrored wardrobe bi-pass doors
- Spacious linen storage cabinets and closets (vary per residence)
- Extra storage under stairs (Residence 2 only)
- Decora® switches throughout
- Structured wiring in all bedrooms, media centers, and optional "tech desk" locations

Gourmet Kitchens

- General Electric® appliance package including:
 - Built-in self-cleaning double oven,
 - 5-burner glass, gas cooktop with sealed burners
 - Updraft hood
 - Built-in microwave oven
 - Multi-cycle dishwasher

- Pre-finished, hardwood cabinetry with concealed hinges and adjustable shelves in upper cabinets
- Hand-set ceramic tile countertops
- Food preparation island
- Butler's pantry (Residences 2 and 3)
- Recessed, can ceiling lights and under-cabinet fluorescent lighting
- Pull-out faucet
- Walk-in pantry
- Pre-plumbed for refrigerator icemaker
- Sunny breakfast nook

Master Suites

- Pre-finished, hardwood cabinetry with concealed hinges and adjustable shelves
- Spacious walk-in closet
- Mirrored wardrobe bi-pass doors (Residence 1 only)
- Oval tub with ceramic tile surround and separate ceramic tiled shower
- His-and-Her separate adult-height vanities with china basins and hand-set ceramic tile countertops
- Full-width mirror over vanity countertop
- Wide-spread chrome faucets

Peace of Mind

- Central dual air conditioning and economical, gas, thermostatically controlled, forced-air heating with pilotless ignition
- Water conserving low-flush toilets
- Smoke detector
- Fully drywalled garage interior

Optional Personal Touches

Beazer Homes invites you to customize your new home in an exciting variety of ways. Both your Sales Consultant and professional designer at the Beazer Design Pavilion can present an inspiring array of choices.

Community Amenities

- Pool, spa, and recreation center
- Parks
- Tot lot

In the interest of continuing product improvement, Beazer Homes reserves the right to change features, prices, plans, and specifications without notice. Window placements may vary per elevations. Certain cut-off dates apply to options and upgrades. See your Sales Consultant for details.

