



Festivo

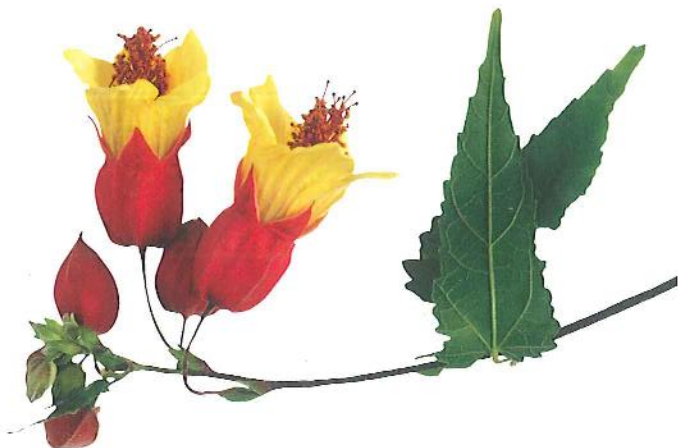
at Tesoro del Valle



Life is a celebration ... your home should be too.

At Festivo at Tesoro del Valle, every day will be a festive commemoration of the lifestyle you've always wanted and finally found. This exquisite new-home collection, overlooking the Santa Clarita Valley, will appeal to your finer sensibilities with its refined architecture. You'll revel in the multitude of community amenities presented by Tesoro del Valle, from a private recreation center with a pool and spa to basketball courts and baseball fields, as well as a community park and equestrian and hiking trails meandering through the neighborhoods.

Festivo at Tesoro del Valle,
by Beazer Homes —
celebrate your life.



Bello

Residence One

Two level

Approximately
2,652 – 3,251 sq. ft.

Four bedrooms

Two and one-half baths

Breakfast nook

Three-bay tandem garage

Optional bedroom suite
with bath three

Optional playroom

Optional loft

Optional retreat



1AR



1BR



1CR



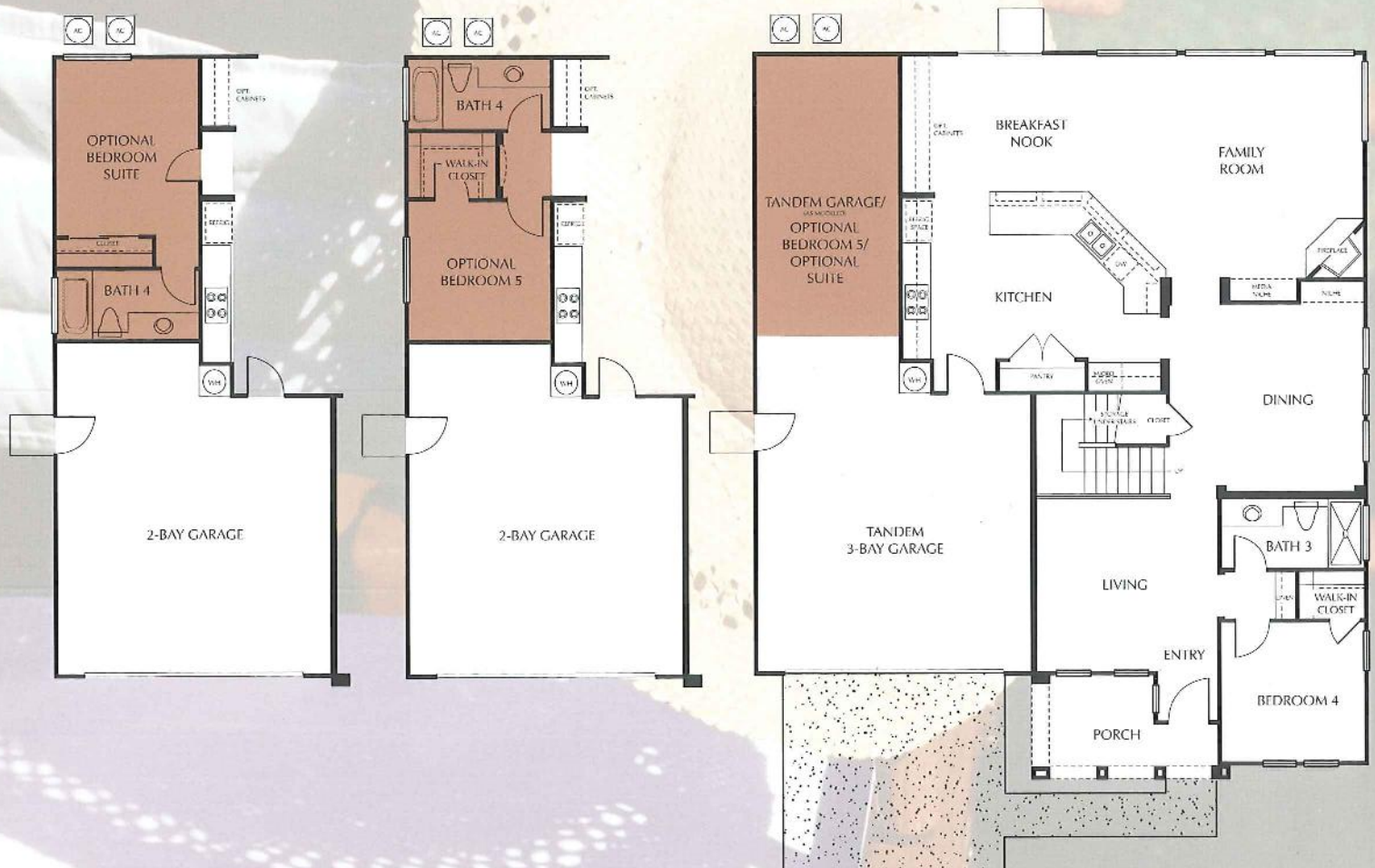
Upper Level



Lower Level



Upper Level



Lower Level



2A



2B



2C

Entrada

Residence Two

Two level

Approximately
2,836 – 3,249 sq. ft.

Four bedrooms

Three baths

Breakfast nook

Loft

Three-bay tandem garage

Optional bedroom suite
with bath four

Optional bedroom five
with bath four

Optional bonus room



Fantasia

Residence Three

Two level

Approximately
3,139 – 3,488 sq. ft.

Five bedrooms

Three and one-half baths

Breakfast nook

Three-bay tandem garage

Optional bedroom six

Optional bonus room

Optional loft



3AR



3BR



3CR



Upper Level



Lower Level

Builder Story

Beazer Homes USA is a national homebuilder headquartered in Atlanta, Georgia that operates as a family of local homebuilders. Beazer currently builds in over 40 markets in the United States. Beazer has a reputation for being a leader in building quality homes that provide superior value. Beazer also provides mortgage and title services to its homebuyers.

The Beazer family of companies has been building communities and homes for American families since 1952, and is consistently ranked one of the top 10 single-family homebuilders in the nation by *Builder* magazine. Beazer is one of only 50 builders nationwide to receive the prestigious *Diamond Builder* award for superior construction quality and outstanding customer service. As an industry leader in technology, Beazer is committed to providing enhanced services to its homebuyers. A model of financial strength and stability, Beazer Homes USA is listed on the New York Stock Exchange.

Beazer Homes offers you the best of both worlds: a local homebuilder that understands your needs and is committed to the communities it creates, backed by a solid national company that will stand behind every home it builds, including yours.

• HOMES •
BEAZER



TESORO
— del Valle —
DISCOVER THE TREASURE

23911 Brio Court
Santa Clarita, CA 91350

• HOMES •
BEAZER
www.beazer.com

In a continuous effort to improve product, Beazer Homes reserves the right to change floorplans, specifications, including color schemes, and prices, without notice. Special wall and window treatments, custom paint colors, upgrade floor coverings, landscaping, custom-designed walks and patio treatments, and many other items featured in and around the model homes are decorator suggested and not included in the purchase price. Please ask a Sales Consultant for clarification prior to purchase. All renderings, floorplans, and maps are artists' conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways, or landscaping, and are not necessarily to scale. All square footages are approximate. Window locations vary per residence. Fencing and walls, if included, will vary according to size and location of lots. Not all options are available with every phase due to pre-plotting by Beazer Homes for construction timing.





Festivo

at Tesoro del Valle

Residence One — Bello

From \$ 459,990

- Two Level
- 4 Bedrooms
- 2½ Baths
- Breakfast Nook
- Optional Bedroom Suite with bath 3
- Optional Playroom / Loft / Retreat
- 3-Bay *Tandem* Garage
- Approximately 2,652 Square Feet

Residence Two — Entrada

From \$ 478,990

- Two Level
- 4 Bedrooms
- 3 Baths
- Breakfast Nook / Loft
- Optional Bedroom Suite with bath 4
- Optional Bedroom Five with bath 4
- Optional Bonus Room
- 3-Bay *Tandem* Garage
- Approximately 2,836 Square Feet

Residence Three — Fantasia

From \$ 509,990

- Two Level
- 5 Bedrooms
- 3½ Baths
- Breakfast Nook
- Optional Bedroom 6
- Optional Bonus Room / Loft
- 3-Bay *Tandem* Garage
- Approximately 3,139 Square Feet

Fest

Sales Consultants
Lynne Lacy and Molly McGowan

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www.beazer.com

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Features

Exterior Features

- Distinctive designs in Spanish, French, and Italian Villa architectural styles
- Beautiful exterior elevations with accents of stucco, stone veneer, wrought iron, and shutters
- Designer-selected color palette developed to offer a beautiful neighborhood and attractive street scene
- Fire-resistant concrete tile roof with a limited lifetime warranty
- Concrete walks and driveway
- Panel-design, insulated front door
- 3-bay tandem garage, designed for today's vehicles, with garage door opener and 2 remote controls
- Metal, sectional, roll-up garage door
- Fenced private rear-yard area
- Front-yard landscaping with automatic sprinkler system
- Low E vinyl windows

Elegant Interior Features

- Fresh, new flexible floorplans designed for today's families
- Energy-efficient, dual-glazed Low E vinyl windows and sliding glass doors
- 8'-high sliding glass doors for maximum sunlight and brightness in the home
- Sculptural bullnose (rounded) corners on selected corners
- Artfully crafted staircase
- 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
- Designer-selected light fixtures
- Convenient interior laundry room with sink
- Cable in family room and all bedrooms
- Spacious linen closets
- Wall paint applied by hand to assure a uniform finish
- Pre-wired junction boxes for ceiling fans in family room and master bedroom
- Mirrored wardrobe doors in secondary bedrooms
- Cultured marble countertops in secondary baths
- Phone outlet in kitchen and all bedrooms
- Pre-wired for telephone and computer with high-speed data wiring in all bedrooms and media niche
- Detailed base and casing

Gourmet Kitchen

- General Electric® appliance package including:
 - Built-in 30" glass cooktop
 - Built-in oven and microwave combo
 - Vented hood
 - Multi-cycle dishwasher

- Pre-finished, hardwood cabinetry with semi-concealed hinges, laminate interiors, and adjustable shelves in upper cabinets
- Double compartment sink
- Hand-set ceramic tile countertop and backsplash
- Recessed can ceiling lights
- Pre-plumbed for refrigerator ice maker
- Well-designed pantry
- Sink disposal

Master Suites

- Spacious suite featuring an elegant compartment bath with twin-basin, adult-height vanity, soaking tub, and separate shower
- Pre-finished, hardwood cabinetry with semi-concealed hinges and laminate interiors
- Spacious walk-in closet with vinyl-coated wire shelving
- Full-width and full-height mirror over vanity countertop
- Sparkling chrome faucets
- Ceramic tile countertops on vanity and surrounding showers and tubs

Peace Of Mind

- Economical gas, thermostatically controlled, forced-air heating with pilotless ignition
- Air conditioning with energy-efficient thermostat
- Water-conserving, low-flush toilets
- WIRSBO-designed plumbing system
- Large capacity water heater
- High-velocity fan for ventilation in master bath
- Cast iron risers in walls to minimize the noise of water flow
- Manufactured "Silent Floor" system provides exceptional strength and performance
- Energy-efficient insulation meeting Title 24 requirements
- Energy-saving weather stripping on all exterior doors and interior doors leading to garage
- Safety-conscious smoke detectors

Optional Personal Touches

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



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Entrada

Residence Two

Room Configuration in this model:

No flex rooms shown

Optional or Upgraded Features in this model:

Bookcase, Cabinets and Desk at Loft
Cabinets (base and uppers) in Nook
Carpet and hard surface flooring is upgraded throughout
Ceiling fans
Countertop, backsplash, tub surround and shower in Master Bath is upgraded with designer tile
Countertop in Kitchen has designer tile liner on full backsplash
Crown molding and chair rail molding
Desk in Kitchen
Etched glass door at pantry
Fireplace in Living Room and Master Bedroom
GE refrigerator and washer and dryer
Glass inserts in upper cabinet doors with finished interiors
Recessed lighting in Library
Shutters and blinds
Tub Enclosure in Bath 2

Decorator Suggestions in this model:

All built-in cabinets, shelves and bookcases not listed above, throughout the home
Exterior security lights on model home
French door with glass insert at garage is for display purposes only
French door with glass insert at linen closet is for display purposes only
Furnishings, window treatments, artwork and accessories
Security camera, security system and music system
Special paint, wallpaper and wall treatments

- Room configurations and certain options and upgrades are subject to cut-off dates and may not be available. See Sales Consultant for details.
- Model security and music systems are different than the security and music systems offered in our Optional Program. See Sales Consultant for details.
- Gutters, downspouts and other drainage features may be installed on model homes and may not be included in any or all production homes.
- Landscaping (plant materials hardscape features, and enhanced flat work) is a decorator suggestion and this same landscaping is not included in your production home.
- Beazer Homes reserves the right to change floorplans, specifications, included features, optional or upgraded features, and prices without prior notice.
- This is an every-changing document and may never be absolutely complete. Any item displayed in a model home that is not a listed feature of the home, shall be considered a decorator item, and therefore not included in the purchase price.

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