Townes on Leesville

Included Features

Home Performance Features

- Foundation wall assembly to provide more protection from external temperatures
- 50-gallon electric water heater
- Energy-saving programmable thermostat
- Whirlpool® ENERGY STAR® dishwashers
- Exterior elevations with vinyl siding
- CertainTeed® 25-year roof shingles
- Boise® floor system for quieter floors
- Sentricon® Termite bait systems
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- 1" conduit from exterior wall to low-voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection
- 30" Low-voltage panel centrally installed to ensure excellent Wi-Fi signal coverage & accommodation of ISP equipment without compromising aesthetics or functionality
- Hardwired paired media outlets with RG6 (Cable TV/Data) & industry-leading CAT6 (Ethernet/Data), located in family room, all bedrooms, & loft

Community Amenities & HOA

- Community park with cornhole, bocce ball and play areas
- Professionally managed homeowners association
- Townhome landscaping and exterior maintenance
- Monthly HOA Dues $151

The Beazer Experience

- 1-year performance standards warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration meeting with your Construction Manager

Kitchen

- Whirlpool® appliances in stainless steel, including gas freestanding range, microwave vented to exterior, and dishwasher
- Masterbrand™ 36" upper cabinets with hardware
- Moen® chrome faucet with integrated sprayer
- Quartz counters with undermount single bowl sink
- LED surface lights
- 2 pendant light prewires over kitchen island/pensula

Bathrooms

- Masterbrand™ raised-height cabinets
- Quartz vanity countertops with rectangle undermount sinks
- Primary Bath includes walk-in shower with tile walls, fiberglass pan and glass sliding door
- Daltile® tile flooring in primary bath
- Secondary full baths include fiberglass shower & tub unit for easy maintenance
- Chrome vanity lights and faucets

Interior Finishes

- 9' smooth ceilings on first floor and 8' on second floor
- Sherwin-Williams® paint in Shell White on walls and Bright White ceilings
- Chrome door hardware
- Keyless smart lock on front door
- Mohawk RevWood® flooring on whole first floor
- Mohawk carpet with 6# pad in on stairs and second floor (minus full baths and laundry room)
- Mohawk® reslinent vinyl floors in bath 2 and laundry
- Mudroom with bench and coat hooks
- 4.25" base molding and 2.25" door casing trim
- Progress Lighting™ light fixtures throughout home
- Ceiling fan prewires in all bedrooms, great room, and loft
- Garage door opener with 2 remotes

EQUAL HOUSING OPPORTUNITY
BZH LISTED NYSE

Standard options and features lists as well as depictions of floor plans and elevations (each, a "Standard") are expressly not made part of any Purchase and Sale Agreement ("PSA"), nor do they give rise to any contractual relationship between you and Beazer Homes. Standards are intended only to provide a general overview. You may purchase an upgrade or, in its sole discretion, Beazer may substitute an alternative as provided in the PSA. The PSA's Addendum A will define what is included in your home. If you sign a Standard, it is simply your acknowledgment of receipt of the Standards applicable to this model of home. Construction specifications include moisture and mold control, radon resistant construction (where applicable), pest barriers, effective heating, ventilating and air-conditioning systems, safe combustion, and healthier building materials. Please visit www.epa.gov/indoorairplus for details. 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. *HERS stands for Home Energy Rating System. It's a standardized system used to measure a home's energy efficiency. A lower HERS score indicates a more energy-efficient home. HERS is like a home's MPG label. A lower HERS score means lower energy bills and a smaller environmental footprint. Our average gross HERS score in 2023 was 42. To confirm our position as the #1 energy efficient homebuilder in the US, we looked at the publicly reported average HERS scores during June 2025 for each of the top 30 homebuilders in the US (based on how many houses they sold in 2024) as determined by Builder Magazine's list https://www.builderonline.com/builder-100/builder-100-list/2025/ accessed on June 6, 2025. Beazer Homes reports our average gross HERS score i.e. without including solar power savings. We don't know for sure if the other builders report their energy efficiency scores (HERS scores) with or without including solar power savings. Any registered or unregistered trademarks appearing here are the registered or unregistered trademarks of and are owned by their respective owners. 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. ©2025 Beazer Homes. 25_07 BH CORP_12

Townes on Leesville

1001 Oakshade Avenue
Durham, NC 27703

BEAZER HOMES
A DREAM FINDERS HOMES COMPANY

Homeowners Association Contact Information

Charleston Management
919-847-3003
info@charlestonmanagment.com

HOA BREAKDOWN

$151 due monthly

This fee covers the following features:

- Professionally managed HOA
- Maintenance of community park
- Exterior landcape maintence
- Trash & recycling services
- Townhome exterior maintenance including repair and replacement of roofs, gutters & downspouts

Other Important Fees

Capital Contribution.....$1,500 Due at Closing
Transfer Fee.....$132 Due at Closing

Property Tax

$1.0163 per $100
(Town .4371/County .5792)

Helpful Contacts

Durham Public Schools
www.dpsnc.net
(919) 560-2059

Enbridge - Natural Gas
https://www.enbridgegas.com/north-carolina/
(877) 867-7627

City of Durham
Water/Sewer
www.durhamnc.gov/101/Services
(919) 560-1200

Duke Energy Progress - Electric
www.duke-energy.com
(800) 777-9898

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This information is summary in nature, based on estimates which will not reflect actual future expenses. All information is believed correct at time of publication. All information is subject to change. Please consult the community governing documents for detailed and current information about what expenses are covered by the HOA assessments. Please consult your New Home Counselor for details. ©2026 Beazer Homes. 25_07 BH CORP_12