

Townes on Leesville

Included Features



Home Performance Features

- As **America's #1 Energy-Efficient Homebuilder***, your Beazer home delivers superior efficiency, improved air quality and ultimate comfort throughout the home
- Every home is built **solar-ready** so it's easier and more affordable to install a renewable energy system
- 240V/50A electric vehicle charging outlet in garage
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques with 2x6 walls for more insulation
- Spray foam insulation on exterior walls, common wall and attic
- Dual-pane windows with Low-E glass to reflect infrared energy & block UV light
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- Tankless gas water heater
- Foundation wall assembly to provide more protection from external temperatures
- Improved efficiency with Goodman® HVAC system
- 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

The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems 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
- Dual-flush, raised height elongated toilets
- 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® resilient 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

Community HOA

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



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. ©2026 Beazer Homes. 25_07 BH CORP_12

Townes on Leesville

Durham, NC 27703



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 landscape maintenance
- 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

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



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