Friendship Village Single-Family

Included Features

Home Performance Features

- Foundation wall assembly to provide more protection from external temperatures
- 50-gallon electric water heater
- Energy-saving programmable thermostat
- Exterior elevations with available siding, brick, & stone (per plan)
- Low-maintenance James Hardie® ColorPlus fiber cement siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Termite pre-treatment application and 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/office area

Community Amenities & HOA

- Amenities include community play lawns
- Professionally managed homeowners association
- HOA Dues $960/year

The Beazer Experience

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

Kitchen

- Built-in Whirlpool® appliances in stainless steel, including electric cooktop, wall oven and microwave, dishwasher, & range hood vented to the exterior
- Masterbrand™ 42" upper cabinets with crown molding & under cabinet lighting
- Moen® faucet with integrated sprayer
- Quartz counters with undermount single bowl sink
- Tile backsplash in kitchen and butler's pantry (per plan)
- LED surface lights & prewired for 3 pendant lights over island
- Walk-in pantry with wood shelving

Bathrooms

- Masterbrand™ raised-height cabinets
- Quartz vanity countertops with rectangle undermount sinks
- Semi-frameless glass shower door in primary bath
- Chrome vanity lights and faucets
- Walk-in closet with wood shelving in primary suite

Interior Finishes

- 9' smooth ceilings on first and second floor
- Sherwin-Williams® paint in Shell White on walls and Bright White ceilings
- Chrome door hardware
- Mohawk RevWood® flooring in foyer, kitchen, breakfast, dining room, study/office, great room, 1st floor bedrooms, powder room, mudroom and 2nd floor halls and loft/bonus
- Mohawk carpet with 8lb pad in 2nd floor bedrooms
- Daltile® Ceramic tile floor in full baths and laundry room
- Mohawk RevWood® tread stairs with open railing on 1st and 2nd floors with white square pickets
- Craftsman style trim with 8' doors on first floor and 6'-8" doors on second floor (per plan)
- Progress Lighting™ light fixtures in Polished Nickel throughout home
- Ceiling fan prewires in all bedrooms, great room, loft/bonus and study/office

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BZH LISTED NYSE

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Friendship Village

2508 Vetrina Way
Apex, NC 27502

BEAZER HOMES
A DREAM FINDERS HOMES COMPANY

Homeowners Association Contact Information

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

HOA BREAKDOWN

$960 due annually

This fee covers the following features:

- Professionally Managed HOA
- Common Area Landscape and Maintenance
- Community Play Lawn Maintenance
- Maintenance and Upkeep of Community Monuments

Other Important Fees

Capital Contribution.....$1,200 Due at Closing
HOA Transfer Fee.....$132 Due at Closing

Property Tax

$0.873 per $100
(Town .356/County .5171)

Helpful Contacts

Wake County Public Schools
www.wcpss.net
(919) 431-7333

Enbridge - Natural Gas
www.enbridgegas.com
(877) 776-7627

Town of Apex
Water/Sewer, Electric & Trash/Recycling
www.apexnc.org
(919) 362-8676

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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