Towne Village at Suwanee Dam

Included Features

BEAZER HOMES
A DREAM FINDERS HOMES COMPANY

Home Performance Features

- Option for rooftop solar panels to allow for lower monthly utility bill
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques to allow for more insulation in walls
- Dual-pane windows with Low-E glass to reflect infrared energy & block UV light
- Whole house, fresh air system with to bring fresh outdoor air in while exhausting stale indoor air out
- Rheem® Water Heater
- 2"x6" exterior wall construction to provide up to 50% more insulation
- Energy-saving Honeywell Home programmable thermostat
- Whirlpool® ENERGY STAR® dishwashers
- Exterior elevations with available siding, brick, & stone (per plan)
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Boise® floor system for quieter floors
- Termite pre-treatment application & Sentricon bait system
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping your 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
- Three hardwired paired media outlets with RG6 (Cable TV/Data) & industry-leading CAT6 (Ethernet/Data), located in family room, primary bedroom, & loft/office area

Kitchen

- ENERGY STAR® Whirlpool® appliances in stainless steel: electric cooktop, built-in microwave/oven combo, vented hood, & dishwasher
- Aristokraft® cabinets with 42" uppers
- Quartz countertop with Daltile® 4"x12" tile backsplash
- Stainless undermount sink with Moen® Sleek pull out faucet
- 5" ceiling mount LED lighting (per plan)
- 2 pendant light prewire over kitchen island

Primary Bathroom

- Aristokraft® raised vanity cabinets
- 1.5 cm quartz countertop with rectangular undermount sink
- 12"x12" Daltile® ceramic tile flooring & shower surround
- 2"x2" Daltile® ceramic tile shower floor
- Garden tub with ceramic tile surround
- Framed shower enclosure in chrome finish
- Moen Gibson fixtures in chrome finish

Secondary Bathrooms

- Aristokraft® raised vanity cabinets
- 1.5 cm quartz countertop with rectangular undermount sink
- 12"x12" Daltile® ceramic tile flooring
- Fiberglass tub/shower combo with smooth surrounds
- Moen Gibson fixtures in chrome finish
- Full baths on main: Fiberglass pan with tile surround & shower enclosure in chrome finish

Interior Finishes

- Mohawk® RevWood 5" plank flooring in Foyer, Dining, Kitchen/ Breakfast, Great Room, Garage Entry & Powder Room
- Mohawk® RevWood stair treads with painted risers from 1st to 2nd floor
- 50" electric raised fireplace with tile surround & stained box mantel
- Open rail iron balusters on main level (per plan)
- 5¼" baseboard on 1st floor, 3¼" on 2nd floor
- Crown molding in Foyer, Dining, & Primary Bedroom (per plan)
- Mohawk® carpet with 5 lb pad at Bedrooms, Loft, & 2nd Floor
- Hallways
- 12"x12" Daltile® ceramic tile flooring in Laundry Room
- Ceiling fan with light in Great Room & Primary Bedroom
- Progress Lighting® bath vanity lights in chrome
- Kwikset® Polo brushed nickel door hardware
- Built-in valet at garage entry
- Sherwin-Williams® interior flat wall & ceiling paint

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

Towne Village at Suwanee Dam

Included Features

The Beazer Experience

- 1-year performance standards warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration meeting with your Construction Manager
- Beazer Design Studio with selections available to personalize your new home

Community Amenities & HOA

- Professionally landscaped common areas
- Professionally managed homeowners association
- Monthly HOA Dues: $150
- Initiation Fee: $1,000
- Amenity gatherings space in community
- Mail kiosk located at community

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. ©2026 Beazer Homes.