

# Watkins Grove

## 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
- Superior attic insulation to increase thermal resistance
- 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
- High-efficiency hybrid heat pump 50-gallon 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, brick, or stone (per plan)
- CertainTeed® 25-year roof shingles
- 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/office area

### 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

- Built-in Whirlpool® appliances in stainless steel, including electric cooktop, wall oven and microwave, dishwasher, & vent hood vented to the exterior
- Masterbrand™ 42" upper cabinets with crown molding & hardware
- Moen® chrome faucet with integrated sprayer
- Quartz counters with undermount single bowl sink
- Tile backsplash in kitchen
- LED surface lights
- Walk-in pantry

### Bathrooms

- Masterbrand™ raised-height cabinets
- Quartz vanity countertops with rectangle undermount sinks
- Primary Bath includes choice of A) separate fiberglass tub and walk-in shower with tile walls, or B) large 5' walk-in shower that includes tile walls
- 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 (minus full baths)
- Mohawk carpet with 8# pad in on stairs and second floor (minus full baths and laundry room)
- Daltile® Ceramic tile floor in full baths and laundry room
- Mudroom with bench, cubbies and coat hooks
- 4.25" base molding and 2.25" door casing trim
- Progress Lighting™ light fixtures in Polished Nickel throughout home
- Ceiling fan prewires in all bedrooms, great room, loft/bonus and study/office
- Garage door opener with 2 remotes

### Community HOA

- Professionally managed homeowners association
- Monthly HOA Dues \$60

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](http://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



# Watkins Grove

Raleigh, NC



## Homeowners Association Contact Information

Charleston Management  
919-847-3003  
charlestonmanagement.com

## HOA BREAKDOWN

**\$60 due per month**

This fee covers the following features:

- Professionally Managed HOA
- Common Area Landscape and Maintenance

## Other Important Fees

Capital Contribution.....\$2,000 due at closing  
 Transfer Fee.....\$132 one time fee paid by all owners at closing

### Property Tax

\$0.8721 per \$100  
(City .3550/County .5171)

## Helpful Contacts

**Wake County Public Schools**  
 www.wcpss.net  
 Customer Service: (919) 431-7400  
 School Assignment: (919) 431-7333

**Duke Energy Progress - Electric**  
 www.duke-energy.com  
 (800) 452-2777

**City of Raleigh**  
**Water/Sewer & Trash/Recycling**  
 https://raleighnc.gov  
 (919) 996-3245

**Spectrum - Cable & Internet**  
 www.spectrum.com  
 (833) 737-0874