Stonewood Estates

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 available siding, brick, or 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 garden, firepit, dog park and playground
- Professionally managed homeowners association
- Monthly HOA Dues $60

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 8# 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

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

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1009 Opal Lane
Durham, NC 27705

BEAZER HOMES
A DREAM FINDERS HOMES COMPANY

Homeowners Association Contact Information

RealManage LLC
8480 Honeycutt Rd.
Raleigh, NC 27615

Aaliyah Shipp | Community Association Manager.....919-706-0094 x 2717

HOA BREAKDOWN

$60 due per month

This fee covers the following features:

- Professionally Managed HOA
- Common Area Landscape and Maintenance
- Community Gathering Area
  - Wood Burning Fire Pit
  - Community Garden
  - Dog Park
  - Play Lawn & Tot Lot

Other Important Fees

Capital Contribution.....$2,000 Due at Closing

Property Tax

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

Helpful Contacts

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

Dominion Energy - Natural Gas
www.dominionenergy.com
(866) 366-4357

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

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

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

EQUAL HOUSING OPPORTUNITY
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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