Friendship Village Townhomes

Included Features

BEAZER HOMES
A DREAM FINDERS HOMES COMPANY

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 & stone (per plan)
- Low-maintenance James Hardie® ColorPlus fiber cement siding with 30-year warranty
- CertainTeed® 30-year architectural 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 area

Community Amenities & HOA

- Amenities include community play lawns
- Professionally managed homeowners association
- HOA Dues $240/quarter + $114/month

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 gas cooktop, wall oven and microwave, dishwasher, & range hood vented to the exterior
- Masterbrand™ 42" upper cabinets with crown molding
- Moen® faucet with integrated sprayer
- Quartz counters with undermount single bowl sink
- Tile backsplash in kitchen
- LED surface lights & prewired for 2 pendant lights over island

Bathrooms

- Masterbrand™ raised-height cabinets
- Quartz vanity countertops with rectangle undermount sinks
- Semi-frameless glass shower door in primary bath
- Fiberglass tub/shower combo in secondary baths
- 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
- Mohawk RevWood® flooring in foyer, kitchen, dining room, great room, 1st floor bedrooms, powder room, mudroom and stairs
- Mohawk carpet with 8lb pad in 2nd floor bedrooms, halls & loft
- Daltile® Ceramic tile floor in full baths and laundry room
- Craftsman style trim throughout home
- Progress Lighting™ light fixtures in Polished Nickel throughout home
- Ceiling fan prewires in all bedrooms, great room & loft

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

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2925 Walden Road
Apex, NC 27502

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Homeowners Association Contact Information

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

HOA BREAKDOWN

$240 due quarterly to master association
$114 due monthly for townhome association

This fee covers the following features:

- Professionally Managed HOA
- Common Area Landscape and Maintenance
- Community Play Lawn Maintenance
- Maintenance and Upkeep of Community Monuments
- Townhome yard & landscaping maintenance
- Townhome exterior maintenance including repair and replacement of roofs, gutters & downspouts

Other Important Fees

Capital Contribution.....$2,000 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