

The Retreat at Morse

Included Features

Home Performance Features

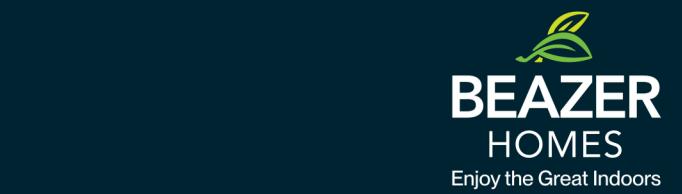
- Your Energy Series READY home is certified by the US Department of Energy as a DOE Efficient New Home™ and are so energy efficient that adding solar could offset most, if not all, of the annual energy consumption of the home.
- AeroSeal® aerobarrier designed to reduce air passing in and out of your home
- Advanced framing techniques including 2x6 walls to allow R-21 insulation in walls
- Superior R-60 attic insulation to increase thermal resistance
- Highly efficient commercial grade 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
- Voltex® AL Smart hybrid electric heat pump water heater
- Goodman® Side Discharge- up to 19.0 SEER2, variable-speed inverter driven heat pump
- Foundation Wall Assembly to provide more protection from external temperatures
- Improved efficiency RHEIA® HVAC system
- Goodman® GTST connected thermostat
- Whirlpool® ENERGY STAR® dishwashers for better energy efficiency
- 50amp/240v electric vehicle outlet with dedicated circuit and blank plate
- Exterior elevations with available siding, brick, & stone (per plan) with 3' brick wainscoting sides and rear
- CertainTeed® 30-year dimensional roof shingles
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- Low maintenance LP Smart Trim
- 2-car garage with steel raised panel insulated overhead garage doors
- Garage door opener on 2-car door
- All new Beazer homes are built Network Ready, providing the optimal combination of low-voltage & pre-wire components* that allows homebuyers to connect the technology of their choice after closing

Components*

- 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 media outlets with a CAT6 (Ethernet/Data), located in great room, primary bedroom, & loft/office area
- One WAP prewire, centrally located. (wireless access point)

Community Amenities & HOA

- Professionally landscaped common areas
- Professionally managed homeowners association
- Fully sodded yard with lawn maintenance and snow removal included in low monthly fee
- Pickleball court



Kitchen

- Stainless steel Whirlpool® appliances including microwave, electric range kitchen, and dishwasher
- Birch cabinetry in two stain choices with 36" upper cabinets
- Quartz kitchen counters with undermount sink and Integra® faucet
- Ice maker line
- Flush mount LED lighting package

Primary Bathroom

- Raised birch vanity cabinets in two stain colors
- Cultured marble countertops with double bowl vanity
- Low-maintenance fiberglass walk-in shower
- Moen® faucets
- Walk-in closet with ventilated shelving (per plan)
- Mohawk® resilient vinyl flooring

Secondary Bathrooms

- Raised birch vanity cabinets in two stain choices
- Cultured marble countertop
- Low-maintenance fiberglass shower & tub unit
- Mohawk® resilient vinyl flooring

Interior Finishes

- 9' Ceilings on first floor
- Level one Mohawk RevWood luxury plank flooring in kitchen, breakfast area, great room, laundry, foyer and mudroom (per plan)
- Kwikset® brushed nickel interior door hardware
- Flush mount LED lighting package (per plan)
- Wood stair railing on first floor (per plan)
- Smooth walls and textured ceilings
- 6 panel interior doors
- Water softener rough-in

The Beazer Experience

- A high-performance home engineered for more quality, more comfort, more durability, & more savings
- 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
- Beazer Design Studio with selections available to personalize your new home



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

The Retreat at Morse

7516 Bluegill Drive
Noblesville, IN 46062



Homeowners Association Contact Information

Associated Asset
941 E. 86th Street, Indianapolis, IN 46240
Contact: Patricia Anthony
(317) 559-2489
panthony@associatedasset.com

HOA BREAKDOWN

One Time Fee \$2,350 Due at Closing

This fee covers the following features:

- One-time contribution to the Association's operating fund and/or capital reserve fund
- New Home Administrative Fee

General Fee \$2,220 Annual HOA Dues

This fee covers the following features:

- \$185 due monthly (prorated at time of closing)
- Snow removal on the streets, common area maintenance, and social gathering areas
- Lawncare (mowing, edging, mulch bed preparation, mulch installation in original beds only), turf fertilization, and turf weed control
- Pickleball courts

Utility Information

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| Duke Energy (Electric) | 1-800-521-2232 |
| Center Point Energy (Gas)..... | 1-800-227-1376 |
| Citizens Energy Group (Water) | 317-924-3311 |
| Noblesville Wastewater Utility (Sanitary) | 317-776-6353 |
| AT&T (TV, Internet, Phone) | 1-800-288-2020 |
| Comcast (Telecom) | 1-800-934-6489 |

School Information

Hinkle Creek Elementary | 595 South Harbour Drive, Noblesville, IN 46062 | (317) 776-0840

Noblesville West Middle School | 19900 Hauge Road, Noblesville, IN 46062 | (317) 776-7792

Noblesville High School | 18111 Cumberland Road, Noblesville, IN 46060 | (317) 773-6580



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. ENERGY STAR and the ENERGY STAR mark are registered trademarks owned by the U.S. Environmental Protection Agency. ©2026 Beazer Homes.