

# Gatherings at Potomac Station

## 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.
- 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
- Foundation wall assembly to provide more protection from external temperatures
- Improved efficiency with Goodman® HVAC system
- Energy-saving Honeywell Home programmable thermostat
- Whirlpool® ENERGY STAR® dishwashers
- Low-maintenance CertainTeed® fiber cement siding with 50-year warranty
- Home Energy Monitor to provide real-time energy information on your home
- Termite pre-treatment application
- 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
- Mohawk® designer laminate flooring in kitchen, foyer, & laundry room
- 9' ceiling height
- 2" white faux-wood horizontal blinds (windows only)

### Life Safety

- Fire extinguishers on each floor
- 2-hour fire rated stairwells
- Electrical Elevator with 24-hour emergency response and back up

### Kitchen

- Whirlpool® appliances in stainless steel, including electric range with air fry, dishwasher, microwave, & refrigerator
- Timberlake® 42" cabinets, granite countertops
- Moen® chrome one-handle pullout faucet
- Progress® pendant lighting

### Primary Bathroom

- Timberlake® vanity cabinets with raised height
- Quartz countertops
- Daltile® 12 x 12 ceramic tile flooring & 6x6 tub/shower (per plan)
- Comfort height elongated toilet
- Dual bowl vanity
- Walk-in closet with ventilated shelving (per plan)

### Secondary Bathrooms

- Timberlake® vanity cabinets with raised height
- Quartz Countertops
- Daltile® 6 x 6 ceramic tile flooring & 6x6 tub/shower (per plan)
- Elongated Toilet

### Interior Finishes

- Kwikset® interior door hardware in brushed nickel
- Moen® chrome-finished plumbing hardware
- Pre-wired for garage door opener (per unit)
- Progress Lighting™ pendant lighting

### The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Beazer Design Studio with selections available to personalize your new home

### Community Amenities & COA

- Fitness center w/ yoga room & center courtyard with walking path
- Professionally landscaped common areas managed condo association (COA)
- Monthly COA Dues: \$466 (includes (\$97 monthly HOA fee)
- Additional \$25 Garage & \$10 Storage (per unit)
- Dues cover snow removal & maintenance for community amenities, elevators, controlled access, roads, trash & recycling, common area, & building exteriors.



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. ©2026 Beazer Homes. 25\_07 BH CORP\_12



## CONDO ASSOCIATION: CONTACT INFORMATION

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### COA FEE\*

**\$466 Monthly (includes \$97 monthly HOA fee)**

This fee covers the following features:

- Elevator Maintenance
- Exterior Maintenance
- Controlled Access Maintenance\*\*
- Professional HOA Management
- Common Area Maintenance
- Fitness Center Access & Maintenance
- Snow Removal
- Road & Sidewalk Maintenance
- Trash/Recycling
- Note: Additional \$25 Garage & \$10 Storage Monthly Assessment Fee for Designated Homes



### OTHER IMPORTANT FEES

**Paid at Settlement**  
 Master Association Fee — \$1,000  
 Condominium Fee — \$750  
 Set Up Fee — \$300  
 Total — \$2,050



**Gatherings at Potomac Station | 703-687-6173 | [gatherings.com](http://gatherings.com)**

### GATHERINGS CONDO COMMUNITIES FEATURE:



**Plans with open living spaces**



**Private balconies**



**Personal garages available**



**Elevator and controlled-access entry**



**BZH  
 LISTED  
 NYSE**

\*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 COA assessments. Please consult your New Home Counselor for details.

\*\*Controlled-access doors are not designed or intended to serve as a security system. Beazer Homes makes no representation, express or implied, concerning the operation, use, hours, method of operation, maintenance or any other decisions concerning controlled-access doors or the safety and security of a home and a community in which it is located. Any controlled-access door may be left open for extended periods of time for the convenience of Beazer Homes and its subcontractors during construction of the home and other residences in a community. Crime exists in every neighborhood and Beazer Homes is not a provider of security and makes no representations regarding crime or security. If you are concerned about crime or security, please consult a security expert. ©2026 Beazer Homes. 25\_07 BH CORP\_12