

Waterford Park

501 Pine Valley Road
Mt. Juliet, TN 37122



Homeowners Association Contact Information

Metropolitan Properties
4521 Trousdale Dr
Nashville, TN 37204
615-915-3204
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HOA BREAKDOWN

One Time Fee \$1,000*

This fee covers the following features:

- Initial Capital Assessment (\$750)
- Initial Transfer Fee Required (\$250)
- **Subsequent Sale Transfer Fee (\$495)

General Fee \$95 per month

This fee covers the following features:

- Pool with Clubhouse
- Playground
- Community garden
- Common Areas (Green Space)
- Management of the Common Areas in the community and the amenities when applicable

Helpful Contacts

Phone and Internet | Comcast and AT&T
Electric | Middle Tennessee Electric | 877-777-9020
Gas | Piedmont Natural Gas | 800-752-7504
Water | West Wilson Utility District | 615-758-5682
Sewer | City of Mt. Juliet | 615-754-2554

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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.
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques to allow for more insulation in walls
- Superior attic insulation to increase thermal resistance
- Dual-pane Ply Gem® 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 gas tankless water heater
- Foundation wall assembly to provide more protection from external temperatures
- Improved efficiency HVAC system
- Energy-saving smart programmable thermostat
- Whirlpool® brand dishwasher
- Boise® floor system for quieter floors
- 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
- 30" Low-voltage panel centrally installed to ensure excellent Wi-Fi signal coverage & accommodation of ISP equipment without compromising aesthetics or functionality
- Three hardwired paired media outlets with RG6 (Cable TV/Data) & industry-leading CAT6 (Ethernet/Data), located in family room, primary bedroom, & loft/office area

Exterior Features

- Exterior elevations with four side brick exteriors, with Hardie & stone accents (per plan).
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Two-car, double bay painted garage doors with handles, hinges, and optional glass inserts
- Full sod in front, back, and side yards

Kitchen

- Enhanced kitchen with Whirlpool® brand double wall oven, microwave, and dishwasher in stainless steel
- Gas cooktop with exhaust vent to exterior
- Quartz countertops
- Daltile® tile backsplash
- Masterbrand™ Aristokraft cabinetry with 42" upper cabinets & crown molding.
- Moen® chrome faucet with pull-down sprayer and undermount stainless steel sink

Primary Bathroom

- Masterbrand™ Aristokraft cabinetry
- Quartz countertops
- Separate shower with Daltile® ceramic tile surround & glass enclosure or relaxing garden tub with Daltile® ceramic tile surround
- Daltile® ceramic tile floor
- Elongated toilets
- Walk-in closet with ventilated shelving (per plan)
- Fiberglass shower & tub unit for easy maintenance (secondary bath)

Interior Finishes

- Kwikset® interior door hardware in satin nickel
- Moen® chrome-finished plumbing hardware
- Progress Lighting™ light fixture(s) per plan
- Mohawk hard surface flooring in great room, kitchen, breakfast/dining, study, foyer, and garage entry
- 9' ceilings on first floor (per plan)
- 8' interior doors (first floor) with 8' front and garage entry doors
- Valet bench with hooks (per plan)
- Fireplace in great room
- Enhanced trim package including window trim and 5 1/4" base trim

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
- Beazer Design Studio with selections available to personalize your new home



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