

The Mill at McFarlin

2179 Kidd Road
Nolensville, TN 37135



Homeowners Association Contact Information

Metropolitan Properties
4521 Trousdale Dr
Nashville, TN 37204
615-915-3204
Christina Wuersch | christina@mpmnashville.com

HOA BREAKDOWN

One Time Fee \$2,250*

This fee covers the following features:

- Initial Capital Assessment (\$1000)
- Amenity Fund (\$1000)
- Title Transfer Fee (\$250)
 - **Subsequent Sale Transfer Fee (\$495)

General Fee \$125 per month

This fee covers the following features:

- Common Area/Amenity Maintenance:
 - Pool and splash pad with cabana
 - Pickleball and volleyball courts
 - Clubhouse
 - Fitness center
 - Playground
 - Dog park
 - Walking trails and green spaces
 - Community monumentation

Helpful Contacts

Phone, Cable, and Internet | Comcast and United
Electric - Phase 1, 2, and 7 | Nashville Electric Service | 615-736-6900
Electric - Phase 3, 4, 5, and 6 | Middle Tennessee Electric | 877-777-9020
Water | Metro Water Services | 615-862-4600
Sewer | Metro Water Services | 615-862-4600

The Mill at McFarlin

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 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 50-gallon electric 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 featuring all brick or James Hardie® fiber cement siding, per plan/elevation
- Low-maintenance James Hardie® siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Two-car garages with 8' garage doors, handles, hinges, and glass inserts
- Full sod in front, back, and side yards with irrigation system provided in front and side yards.
- Irrigation in front yard

Kitchen

- Enhanced kitchen with Whirlpool® brand double wall oven, cooktop, microwave, and dishwasher in stainless steel
- Chef-inspired kitchen with double wall oven
- Exhaust vent to exterior
- Quartz countertops
- Daltile® tile backsplash
- Upper cabinets to the ceiling with crown molding.
- Moen® chrome faucet with pull-down sprayer and undermount stainless steel sink

Primary Bathroom

- Daltile® ceramic tile & glass shower enclosure in Primary Bath. Linen closet or garden tub with tile surround available with Choice Plans
- Masterbrand™ Aristokraft cabinetry
- Quartz countertops in all bathrooms with double sink vanity in Primary Bath (per plan)
- Walk-in closets (per plan)
- Daltile® ceramic tile floor
- Elongated toilets
- Fiberglass shower & tub unit for easy maintenance (secondary bath)

Interior Finishes

- Fireplace included in great room
- Moen® chrome-finished faucets and plumbing hardware
- Progress Lighting™ light fixture(s) per plan
- Oak tread stairs to second floor
- Mohawk® hard surface flooring in great room, kitchen, dining area, study, foyer, powder room, and garage entry (per plan)
- 9' ceilings on first and second floor, with 8' doors on first floor
- Window casing included
- Crown moulding in 2 rooms of your choice
- Valet bench with hooks (per plan)

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



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. ©2026 Beazer Homes. 25_07 BH CORP_12

The Mill at McFarlin Cottage Series

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 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 50-gallon electric 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 available brick or James Hardie® fiber cement siding, per plan/elevation
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- CertainTeed® 30-year dimensional roof shingles
- Two-car garages with 8' garage doors, handles, hinges, and glass inserts
- Full sod in front, back, and side yards
- Irrigation in front yard

Kitchen

- Enhanced kitchen with Whirlpool® brand double wall oven, cooktop, microwave, and dishwasher in stainless steel
- 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 (per plan)
- 9' ceilings on first and second floor
- Crown moulding in 2 rooms of your choice
- Valet Bench with hooks (per plan)

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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