

# Johnson Pond

## INCLUDED FEATURES

### CURB APPEAL

- ▶ James Hardie Color Plus Fiber Cement Siding
- ▶ 30 Year Architectural Roof Shingles
- ▶ Finished & Painted Garage
- ▶ 8' Therma Tru Fiberglass Front Door
- ▶ Sodded Yard with Full Landscape Package

### THE DETAILS

- ▶ Shaw Enhanced Vinyl Plank Flooring on Main Floor Social Areas and Half Bathrooms
- ▶ Dal Tile Ceramic Tile Floors in Full Bathrooms and Laundry Rooms
- ▶ Shaw Carpet in Bedrooms and Upstairs Common Areas
- ▶ 9' Ceilings on First and Second Floor
- ▶ 8' Doors in Primary's Suite
- ▶ Sherwin Williams Paint
- ▶ 6" Baseboards Throughout Whole Home
- ▶ Open Railing on 1st Floor Staircase

### KITCHEN ENVY

- ▶ Granite Countertops
- ▶ Kitchen Tile Backsplash Tile - 3" x 6"
- ▶ 42" Birch Cabinets
- ▶ GE Appliances (Dishwasher, Microwave, Range)
- ▶ Delta Chrome Fixtures

### BEAUTIFUL BATHROOMS

- ▶ Quartz Countertops with Undermount Sink
- ▶ Primary Shower includes Tile Surround and Corner Shelf
- ▶ Adult Height Vanities
- ▶ Sterling Elongated Toilets
- ▶ Delta Chrome Faucets and Fixtures

### DISTINCTIVELY INTELLIGENT

- ▶ Features HomeSmart® Package, which includes the following devices:
  - 2 Leviton WiFi Smart Switches
  - Eero Mesh Network System
  - Ring Pro Doorbell
  - Liftmaster WiFi Enabled Garage Door Opener
  - Honeywell T6 WiFi Enabled Thermostat
- ▶ Advanced Wiring with RG6 and CAT6 Cables for High-Speed Connections in Primary Bedroom & Great Room

### ENERGY AND EARTH FRIENDLY

- ▶ Low VOC, Water-based Wood Finish and Interior Paint, Caulking and Adhesives
- ▶ Dishwasher with Energy Star® Rating
- ▶ Water-Efficient Fixtures
- ▶ High-Efficiency toilets
- ▶ 14-seer Gas HVAC
- ▶ 50 Gallon Gas Water Heater
- ▶ Single Hung Dual Pane Windows
- ▶ 7' Insulated 2-Car Garage Door w/Glass Inserts

## Unmesh Patel

NEW HOME ADVISOR

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**LICENSE** #276180

Life-changing by Design

**tri pointe**  
HOMES

The priority list only affords you an opportunity to purchase a home, it does not guarantee you any right to do so. Your place on the priority list is based on multiple factors, including the date and time of your submission of a completed pre-qualification application and whether you are a contingent or noncontingent customer. We make no guarantee that a particular home or homesite will be available and reserve the right to make changes to the priority list and the terms and conditions governing the same, at any time without notice. The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2021 Tri Pointe Homes Holdings, Inc. NC Contractor's License No. 82776. NCREC License No. C30814. All rights reserved.



# Johnson Pond

## FAQs

### HOW MANY HOMES ARE AVAILABLE AT JOHNSON POND?

A total of 58 single family homes will be available.

### IS THERE A HOMEOWNER'S ASSOCIATION (HOA) AT JOHNSON POND?

Yes. The total Johnson Pond H.O.A. dues are approximately \$50/monthly with a capital contribution of \$1000 which includes common area maintenance and landscaping, entry monument maintenance and landscaping.

HRW Associa of Raleigh is the property management company. For more information, please visit their website:

<https://www.associaonline.com/locations/hrw-inc>

### WHAT ARE THE PROPERTY TAXES AT JOHNSON POND?

The approximate tax rates are:

Fuquay-Varina:	\$0.425 per \$100 of assessed value
Wake County:	\$0.6195 per \$100 of assessed value
Combined Town/County:	\$1.0445 per \$100 of assessed value

Visit the following URL to find more information:

<https://www.fuquay-varina.org/602/Taxes-and-Incentives>

### WHAT SCHOOLS ARE ASSIGNED?

Wake County Public School System

Fuquay-Varina Elementary

Fuquay-Varina Middle School

Fuquay-Varina High School

School Assignments periodically changes, for more information please contact Wake County Schools for current year base school assignments :

<https://www.wcpss.net/>

### WILL THE HOMES HAVE A WARRANTY?

Yes. Tri Pointe Homes has a Comprehensive 1-2-10 New Home Warranty Protection Program. Which includes a 1-year fit and finish, 2-year mechanical operations, and a 10-year structural warranty.

### WHAT IS THE DEPOSIT REQUIRED TO PURCHASE A NEW HOME AT JOHNSON POND?

A \$20,000 earnest money deposit is required to purchase a home at Johnson Pond and is due on the Purchase Agreement date. If you decide to purchase options at the Design Studio, an options deposit of 25% of the dollar amount of the options selected will be required at the time the options are selected.

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