

Carriages at Chatham Park

INCLUDED FEATURES

CURB APPEAL

- ▶ James Hardie Color Plus Fiber™ Cement Siding with 15-Year Transferable Limited Warranty
- ▶ Stunning Architectural Designs
- ▶ 8' ThermaTru™ Fiberglass Front Door (per plan)
- ▶ Attached 2-Car Rear Load Finished Garage, Painted with Baseboard and Trim
- ▶ Wayne Dalton™ Insulated Garage Door with Wi-Fi Capability, Includes 2 Remotes
- ▶ Plygem™ Vinyl Low E-Windows
- ▶ GAF™ 30-Year Architectural Roof Shingles Lifetime Limited Warranty
- ▶ Seamless Gutters with Down Spouts
- ▶ Two Exterior Waterproof Electric Outlets (pre-determined locations)
- ▶ Two Frost-Free Hose Bibs, Front, and Rear (pre-determined locations)
- ▶ Professionally Landscaped Homesites with Courtyards (size varies per plan)

KITCHEN ENVY

- ▶ 42" Wellborn First Haven™ Cabinets, Select from 2 Designer Finishes
- ▶ Granite Countertops with 3" by 6" Subway Tile Backsplash
- ▶ Pantry with Vented Shelving (per plan)
- ▶ Center Gathering Island with Overhang (per plan)
- ▶ Stainless Steel Undermount 50/50 Compartment Sink with Delta™ Chrome Motion Sense with A/C Adaptor Pull-Out Faucet
- ▶ GE Stainless Steel Appliances with 30" Freestanding Gas Range, Direct Vent Microwave, Energy Efficient Dishwasher, and 1/3 Horsepower Garbage Disposal
- ▶ LED Downlighting Throughout Kitchen (pre-determined locations)

THE DETAILS

- ▶ Thoughtfully Designed Open Floorplans
- ▶ 9' Ceilings on First and Second Floor
- ▶ 8' 2-Panel Door at Primary Suite
- ▶ Drop Zones Included (per plan)
- ▶ Luxury Vinyl Plank in Kitchen, Dining, Great Room, Study (per plan), Laundry, and All Baths
- ▶ Shaw™ Carpet on Staircase and Bedrooms
- ▶ 4 1/4 Baseboards and 3 1/4 Casings Throughout Home
- ▶ Sherwin Williams™ Low VOC Interior Paint
- ▶ Pre-Framed Mirror in Powder (per plan/availability)
- ▶ LED Downlighting Throughout Main Level (pre-determined locations)
- ▶ Chrome Door Hardware Throughout

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. © 2023 Tri Pointe Homes Holdings, Inc. NC Contractor's License No. 82776, NCREC License No. C30814. All rights reserved.



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BEAUTIFUL BATHROOMS

- ▶ Comfort Height Wellborn First Haven™ Cabinets in Primary and Secondary Baths, Select from 2 Designer Finishes
- ▶ Vanities with Oval Undermount Sinks and Granite Countertops with 4" Backsplash
- ▶ Delta™ Chrome 4" Spread Faucet in All Baths
- ▶ Vikrell™ Tub/Shower Combination in Secondary Baths (per plan)
- ▶ Primary Bath Offers Spacious Vikrell™ Shower
- ▶ Elongated Commodes in All Baths
- ▶ Designer Chrome Light Fixtures

DISTINCTIVELY INTELLIGENT

- ▶ Homelight® Package Includes the Following:
 - Eero Mesh Home Wi-Fi System
 - Leviton Wi-Fi Smart Switches in Kitchen and Foyer
 - 2-USB Outlets (pre-determined locations)
 - Ring Pro Doorbell
 - Wi-Fi Enabled Garage Door Opener
 - Honeywell™ Wi-Fi Enabled Thermostat
 - Schlage Wi-Fi Front Door Lock
 - Electric Car Charging Outlet (pre-determined location)
- ▶ Advanced Wiring with RG6 and CAT 6 Cables for High Speed Connections
- ▶ Whole House Surge Protector

ENERGY AND EARTH FRIENDLY

- ▶ HVAC 15-SEER Lennox™ Gas Central-Zone System with Fresh Air Intake and Merv 13 Filters
- ▶ Low VOC, Water-Based Wood Finish, Interior Paint, Caulking and Adhesives
- ▶ EnergyStar Rated Dishwasher
- ▶ Water-Efficient Fixtures
- ▶ Tankless Water Heater with Adjustable Controls
- ▶ Plygem™ Vinyl Low E-Windows, Grids, and Screens (per elevation)
- ▶ R-15 Exterior Wall and R-38 Ceiling Insulation
- ▶ R-19 Garage Ceiling Insulation with Living Space Above (per plan)

Shontavia Lee

NEW HOME ADVISOR

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Carriages at Chatham Park

FAQs

HOW MANY HOMES ARE AVAILABLE AT CARRIAGES AT CHATHAM PARK?

A total of 32 single family homes will be available.

IS THERE A HOMEOWNER'S ASSOCIATION (HOA) AT CARRIAGES AT CHATHAM PARK?

Yes. The Chatham Park H.O.A. dues are approximately \$387/year, alley maintenance is \$60/year, and there is a one-time capital contribution of \$250, which includes common area maintenance and landscaping, entry monument maintenance and landscaping.

Omega Association Management is the property management company. For more information, please visit their website:

<https://omegamgmt.com/>

WHAT ARE THE PROPERTY TAXES AT CARRIAGES AT CHATHAM PARK?

The approximate tax rates are:

Chatham County: \$0.665 per \$100 of assessed value
Town of Pittsboro: \$0.44 per \$100 of assessed value
Combined Town/County: \$1.105 per \$100 of assessed value

Visit the following URL to find more information:
<https://www.chathamcountync.gov/government/departments-programs-i-z/tax-administration/tax-rates-districts-map>

WHAT SCHOOLS ARE ASSIGNED?

Chatham County Schools

Perry Harrison Elementary School
Horton Middle School
Northwood High School

School Assignments periodically change, for more information please contact Chatham County Schools for current year base school assignments : <https://www.chatham.k12.nc.us/>

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 CARRIAGES AT CHATHAM PARK?

An earnest money deposit 3% of the purchase price is required to purchase a home at Carriages at Chatham Park 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.

Shontavia Lee

NEW HOME ADVISOR

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