

Waterside Townhomes

114 Edgewater Way

Surf City, NC 28445

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Welcome to **Waterside Townhomes**, a new home community in Surf City located near the white sand beaches and the beautiful bluish green waters of the Atlantic Ocean. Your new home at Waterside is less than a mile to the new high-rise bridge with a pedestrian lane where you will have sweeping views of the Atlantic when you are at its crest. Waterside is an easy drive to Wilmington; Marine Corps Base Camp Lejeune in Jacksonville and all the conveniences are nearby. Homeowners will enjoy variety of resort-style amenities. Your dream lifestyle awaits!

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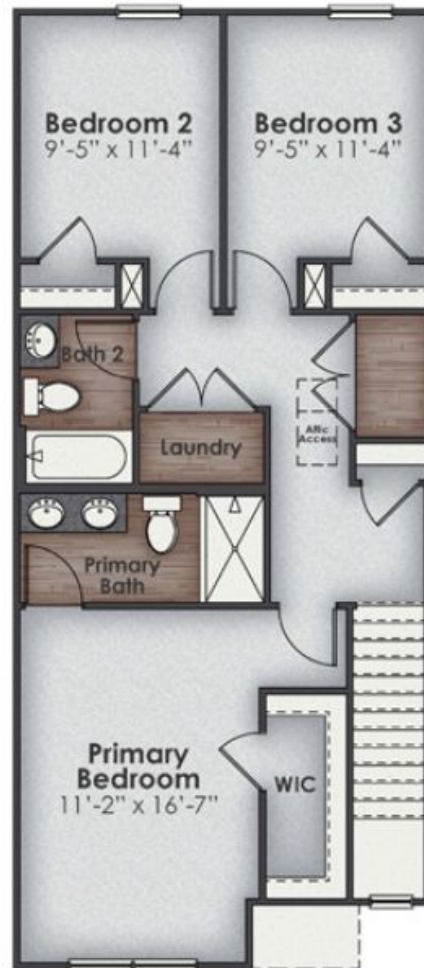
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The Pearson

3 Bedroom, 2.5 Bathrooms
1,418 sq/ft | 1-Car Garage



Pearson A-1 | Pearson A-6



The Norman

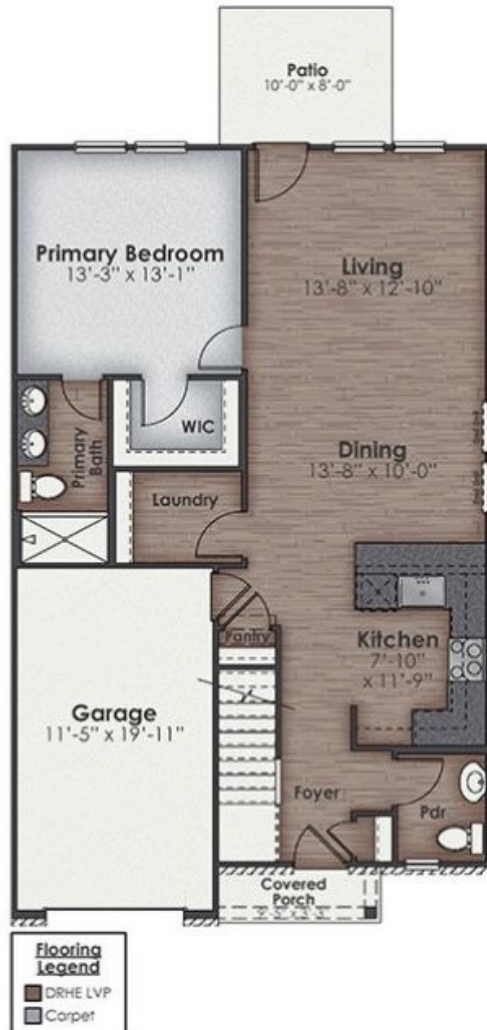
4 Bedroom, 2.5 Bathrooms

1,763 sq/ft | 1-Car Garage



Norman A-6

Norman A-1



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Home is
CONNECTED

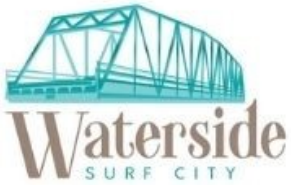
All of our homes include D.R. Horton's Home is Connected package, in industry leading suite is smart home products that keeps homeowners connected with the people and place they value the most. The technology allows homeowners to monitor and control their home from the couch or across the globe. Control the thermostat, front door light and lock, and video doorbell from your smartphone or with voice commands to Alexa!

AMENITIES



Homeowners enjoy a variety of resort-style amenities, including a pool, fitness center, playground, sport court, basketball, tennis, pickleball, and beach volleyball courts.

HOMESITES



Townhomes



Map is for representational purposes only, not drawn to scale.

EXTERIOR

Exterior Finish: Low maintenance vinyl siding
Fascia: Aluminum | Soffit: vinyl, ventilated
Garage Door: Steel garage door, garage door opener
Garage Finish: Paint ready drywall finish
Attic Access: Location varies per plan
Landscaping: Professional landscaping package (per plan)
Shingles: 30 year architectural shingles
Termite Treatment: Annual, renewable bond
Windows Accessories: Window Screens

INTERIOR

Cable Outlet Locations: Family room and primary bedroom
Ceiling Fan Prewire: Family room, bedrooms with light switch
Ceiling-Height: 1st-floor: 8' smooth ceilings
Doors-Front: Craftsman, Insulated smooth fiberglass
Doors-Interior: 2 panel colonial, satin nickel hardware
Floors-Carpet: 6 lb. pad, Secondary bedrooms, stairs, upstairs halls and lofts
Floors- Low maintenance Vinyl Flooring in foyer, kitchen, family room, all bathrooms, all downstairs bedrooms and laundry room. Carpet in upstairs bedrooms (Per Specification)
GFI Outlet: Located in all designated wet areas (per plan)
Laundry Room: Interior, w/ washer & (electric) dryer connection
Lighting: LED flush mount throughout
Phone Outlet Location: Kitchen
Smoke Detector: hardwired with battery backup (per code)
Trim: 3 1/4" baseboard, 2 1/4" colonial door casings

HOME IS CONNECTED**

Alexa® Voice Control: (1) Amazon Pop
Front Door Bell: Smart Doorbell + App Control
Home Hub: Qolsys® IQ2 touchscreen panel + App control
Light Switch: Deako switches throughout home
Thermostat: Honeywell® T6 Pro + App control
Door Lock: Kwikset Smartcode keyless entrypad

D.R. Horton's Personal Touch

Closing Costs: Ask about closing cost assistance with use of DHI Mortgage and preferred attorney**
Warranty: 1 year builder warranty from D.R. Horton, 10 year RWC limited structural warranty
Pre-construction: Pre-construction meeting with on-site team
Pre-close: Pre-close walkthrough and new home orientation
Information: Informative "Foundations" guide to home ownership and warranty services

KITCHEN

Countertop: Granite countertop
Cabinets: 30" height, cabinet over the fridge. Standard overlay
Faucet: Chrome, one handle with pull-out sprayer
Garbage Disposal: 1/2 horsepower
Sink: stainless steel, single bowl, undermount
Dishwasher: Stainless steel
Microwave: Stainless steel
Range: Stainless steel

BATHROOMS

Vanity Top: granite countertop with rectangular undermount sink
Closet Shelving: Ventilated shelving
Exhaust Fan: In all baths
Faucets: Chrome finish
Mirrors: Plate glass, above each sink, all full bathrooms
Primary Bath: 5' walk-in shower with glass shower door
Secondary Bath(s): Tub/shower combination
Toilets: water-saving, elongated toilets
Powder Room (per plan): Pedestal Sink and oval mirror
Cabinet: Raised height double bowl per plan
Bath Accessories: Towel Rod, Towel Ring, TP Holder

ENERGY SAVING FEATURES

Exterior Electrical Outlets: 2, weatherproof
Exterior Hose Bibs: 2, freeze resistant
Exterior Walls: Quality Kingspan House Wrap
HVAC: Heat pump with digital programmable thermostat
Insulation: per code
Sliding Doors: Vinyl, double-pane
Water Heater: 2 full baths get a 50 gallon tank; 55 Gallon tank for 3 or more baths
Windows: Vinyl, double pane, low-E glass with screens
Foundation: Engineered reinforced concrete with wire mesh and rebar
Efficiency: Third-party tested and certified for house air leakage, under pressure duct leakage, and air supply with blower door test

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