



The Project

○ WHAT IS MOSS LANDING?

Moss Landing is a new waterfront neighborhood adjacent to Washington's historic district. With a true "neighbor-to-neighbor" charm, Moss Landing embodies community connectivity and provides a unique, walkable lifestyle- just steps away from local dining, shopping, and the arts.

○ HOW MANY HOMES WILL BE BUILT IN MOSS LANDING?

Moss Landing is comprised of 36 finished homes, and in early 2022 will release 48 new homesites. New home construction is underway on the newly released homesites. (84 total)

○ MAY I VISIT THE PROPERTY TODAY? IS THERE A MODEL HOME I CAN TOUR?

Our model home [417 Moss Way] is currently under construction and is estimated to be completed in fall 2022. We are currently hosting new phase neighborhood tours by appointment.

Location

○ WHERE IS MOSS LANDING?

- Moss Landing is located along the banks of the Pamlico River in Little Washington, NC. Nestled on the edge of the city's celebrated historic district and just a short walk away from the heart of Washington's downtown harbor district, this waterfront setting offers wonderful outdoor recreation and ideal access and walkable conveniences.
- Moss Landing is 30 minutes from Greenville, NC. 1½ hours west takes you to Raleigh while 1½ hours southeast finds you in Atlantic Beach. 3 hours one way lands you in Richmond, VA for a day trip or enjoying the Outer Banks.

○ WHY WASHINGTON?

This charming historic waterfront community is easily reached from cities like Raleigh, Charlotte, Norfolk, and Greensboro - and offers a serene escape from the hustle and bustle of city life. Offering small-town hospitality and breathtaking waterscapes of the Pamlico sound, Washington has something for everyone. The renaissance of the downtown harbor district provides local fare, retail shops, boutique hotels and so much more - all within walking distance.

○ IS WASHINGTON EASY TO ACCESS?

Washington is located just off US-17 and Highway 264, making it one of the easiest coastal towns to access via major roadways. The Washington-Warren airport welcomes private air traffic, and marinas along the coastline offer both short and long-term dockage for local boaters and those seeking harbor off the Intracoastal Waterway.



○ WHAT RETAIL AND COMMERCIAL SERVICES ARE AVAILABLE IN THE AREA?

Take a 5-minute stroll down the boardwalk to Washington's colorful harbor district. Local boutiques, bookstores, art galleries and more fill the downtown streets. Area restaurants offer plates to please any palette - from coffee and BBQ to seafood and steaks.

○ WHAT TYPES OF RECREATION ARE NEARBY?

Water activities are endless on the Pamlico River - including boating, kayaking, paddleboarding and fishing. Prefer to stay on dry ground? Explore over 1,600 acres of Carolina coastline- hike the trails, observe the wildlife, have a picnic on the riverbank, or enjoy a sunset campfire- all at Goose Creek State Park. Head to Cypress Landing for a round of golf or spend the day learning to navigate the breeze at the Little Washington Sailing School. Stop by the NC Estuarium, catch a show at the theater, or tour the exhibit at the Underground Railroad Museum!

○ ARE THERE NEARBY MEDICAL FACILITIES AND ACCESS TO EMERGENCY HEALTHCARE?

Yes, ECU Health Beaufort Hospital is a full-service medical facility located in Washington. The main campus of ECU Health is in Greenville, just 30 minutes away.

Product & Pricing *(see cutsheets and specifications)*

○ WHAT ARE THE DIFFERENT FLOORPLAN OPTIONS/SIZES?

We've curated an established portfolio with a variety of plan options. Each floorplan is mindfully designed to make the most of every square foot - maximizing function yet versatile enough to accommodate your unique lifestyle.

○ CAN I MAKE CHANGES TO THE FLOOR PLAN?

If your desires exceed what's offered and you would like to discuss plan modifications and requests for revisions, there is a process we would enjoy exploring with you.

○ WILL THERE BE AVAILABLE INVENTORY HOMES?

We aspire to always have available inventory in the neighborhood. Our ability to do so is subject to the volume of presales and our team's capacity to serve our homeowners well.

○ WHAT SIZE ARE THE HOMESITES?

The homesites are traditionally sized, typical of this type of waterfront setting. Each floor plan is designed to maximize the livability of interior and exterior spaces, featuring front-to-back living, and affording homeowners comfortable outdoor living spaces.



○ CAN I PURCHASE TWO ADJACENT HOMESITES?

Yes, homesites can be purchased and combined.

○ CAN I HAVE A POOL?

While we hope to accommodate pools in the neighborhood, we're still working to ascertain the approvals to do so. If able, pools would be considered as a part of landscape planning process and approved on a per homesite basis.

○ CAN I BUILD ANY PLAN ON ANY HOMESITE?

While most of the plans in our portfolio fit on most of the homesites, we have completed a site study that provides optimal plan placement. Whether it's a particular lot or a particular home plan driving your decision, we are prepared to help you find the ideal place to do so.

○ WILL MY HOME BE COVERED UNDER WARRANTY?

Yes. Each home comes with an industry-standard one year warranty.

Amenities & Features

○ WHAT AMENITIES DOES MOSS LANDING OFFER?

Moss Landing will offer a full array of amenities: waterfront park with community pier, marina slips with lifts, kayak and paddleboard launches, and a future boutique retail setting. Some of the best amenities are those all around, from the water and water adjacent recreational opportunities to the downtown harbor district which features art, dining and retail pleasures all within walking distance.

○ IS THE COMMUNITY PRIVATE/GATED?

It is not gated, but it is a private neighborhood.

○ WILL I HAVE A MAILBOX OR MAIL KIOSK?

Mail service, including some packages, will be delivered to a neighborhood kiosk located in the waterfront park. Packages from UPS, Amazon, and other parcel couriers will be delivered directly to your home.

○ WHAT UTILITY SERVICES ARE AVAILABLE? HIGH SPEED INTERNET? NATURAL GAS?

- A list of utility services is available upon request.
- Natural gas is standard throughout the neighborhood and is used for appliances, fireplaces, and as the main heating source.
- Lumen Internet Services, formerly CenturyLink, is the featured provider of high-speed internet for the neighborhood.



○ WILL THERE BE SIDEWALKS? STREETLIGHTS? PARKS?

Yes. Creating a safe and active environment where community is fostered is a treasured principle of design for our team. We prioritize the pedestrian at each turn, providing functional outdoor spaces so people can enjoy themselves and engage their neighbors.

Marina

○ DO HOMEOWNERS HAVE ACCESS TO THE MARINA? IS THERE A COST?

Moss Landing features a private marina that includes 48 boat slips ranging in sizes from the standard 24' to a 30' day dock and is designed to accommodate primarily power vessels. The marina enjoys a sheltered waterfront location along the Pamlico River and is comprised of three (3) docks. As a private marina, the slips are available for purchase (not lease) to all homeowners. The marina will be overseen by a dedicated COA, the management fees of which will be covered by the owners of the slips themselves.

○ HOW WILL MY SLIP BE TREATED IF I SELL MY HOME?

Though all purchased slips are independently deeded, they will be tied to the owner of record corresponding to the homeowner's address. In this way, the sale of a home will also constitute the sale of the marina slip as the two are inextricably linked.

Contract & Construction Process

○ WHAT IS THE CONTRACT PROCESS FOR PURCHASING A HOME IN MOSS LANDING?

4 STEP PROCESS

- Choose and secure your preferred homesite
- Choose your preferred home plan
- Work with our team to finalize items and begin construction.
- Move-in to your new custom-created Moss Landing home.

○ WHEN WILL I RECEIVE HOME PRICING?

Plans chosen from the Moss Landing Design Portfolio, with a builder engaged, are typically priced within 90 days.

○ IS THERE A HOMESITE DEPOSIT REQUIRED? IF SO, HOW MUCH?

10% of homesite purchase price will be due at time of contract signing.



○ WILL I GET TO SELECT INTERIOR FINISHES? WHAT WILL THE EXTERIOR LOOK LIKE? DO I GET TO CHOOSE EXTERIOR COLORS? DIFFERENT ELEVATIONS BASED ON HOMESITE LOCATION?

Yes. The opportunity to make personalized selections will occur directly with your builder and occur during the construction process.

○ WHEN WILL CONSTRUCTION BEGIN? HOW LONG WILL IT TAKE?

New home construction is scheduled to begin in August of 2022. We expect most new home builds, providing time to make design modifications, to require a 12-month build time.

○ DO I HAVE TO START CONSTRUCTION RIGHT AWAY? IS THERE A TIME LIMIT ON BUILDING?

No. After closing your homesite, you will have up to 24 months to begin construction of your new home.

Costs of Ownership

○ HOW MUCH ARE THE HOA DUES AND WHAT DO THEY COVER?

HOA fees cover management, common area maintenance, including grounds, irrigation, and the removal of waterfront debris at the bulkhead. Reserves are in place for sidewalk, street, and streetlight maintenance until the neighborhood is complete and those items are turned over to the City of Washington. The HOA dues are \$250/qr.

○ ARE PREFERRED LENDERS AVAILABLE IF I DECIDE TO FINANCE?

Yes. Preferred lenders have been selected. You will be able to request their contact information directly from our sales team.

○ ARE THERE ANY SPECIAL INCENTIVES AVAILABLE FOR CASH/NON-BROKERED PURCHASES?

No.

○ WHAT ARE THE REAL ESTATE TAXES IN WASHINGTON?

The combined Washington City and Beaufort County tax rate is \$1.205 per hundred dollars of assessed value. For example, if your home is assessed at \$500,000, your annual property tax bill will be \$6025.00. More information can be found <https://co.beaufort.nc.us/>.



○ IS MOSS LANDING LOCATED IN A FLOOD ZONE? WILL I NEED TO PURCHASE ADDITIONAL FLOOD INSURANCE?

No. The elevation of the land in Moss Landing is above the 100-year flood plain.

○ CAN I LEASE MY RESIDENCE IN MOSS LANDING?

Yes, residents may lease their homes. Additional information can be found in the Moss Landing Covenants.

Team

○ WHO IS THE TEAM BEHIND THE MOSS LANDING PROJECT?

DEVELOPER

- Beacon Street

LAND PLANNING & DESIGN

- Scott Murray - SMTP planning
- Frank Liggett - Liggett Design Group
- Don Hooten - Hooten Land Design, LLC

HOME DESIGN & ARCHITECTURE

- Phil Clark - Clarke Design Group
- Ryan Yurbaca & Domenick Treschitta - Historical Concepts
- Eric Moser - Moser Design Group, Inc.

BUILDER GUILD

- Bryon Lyons - Lyons Custom Builders
- Frank McLawhorn - Frank McLawhorn Construction