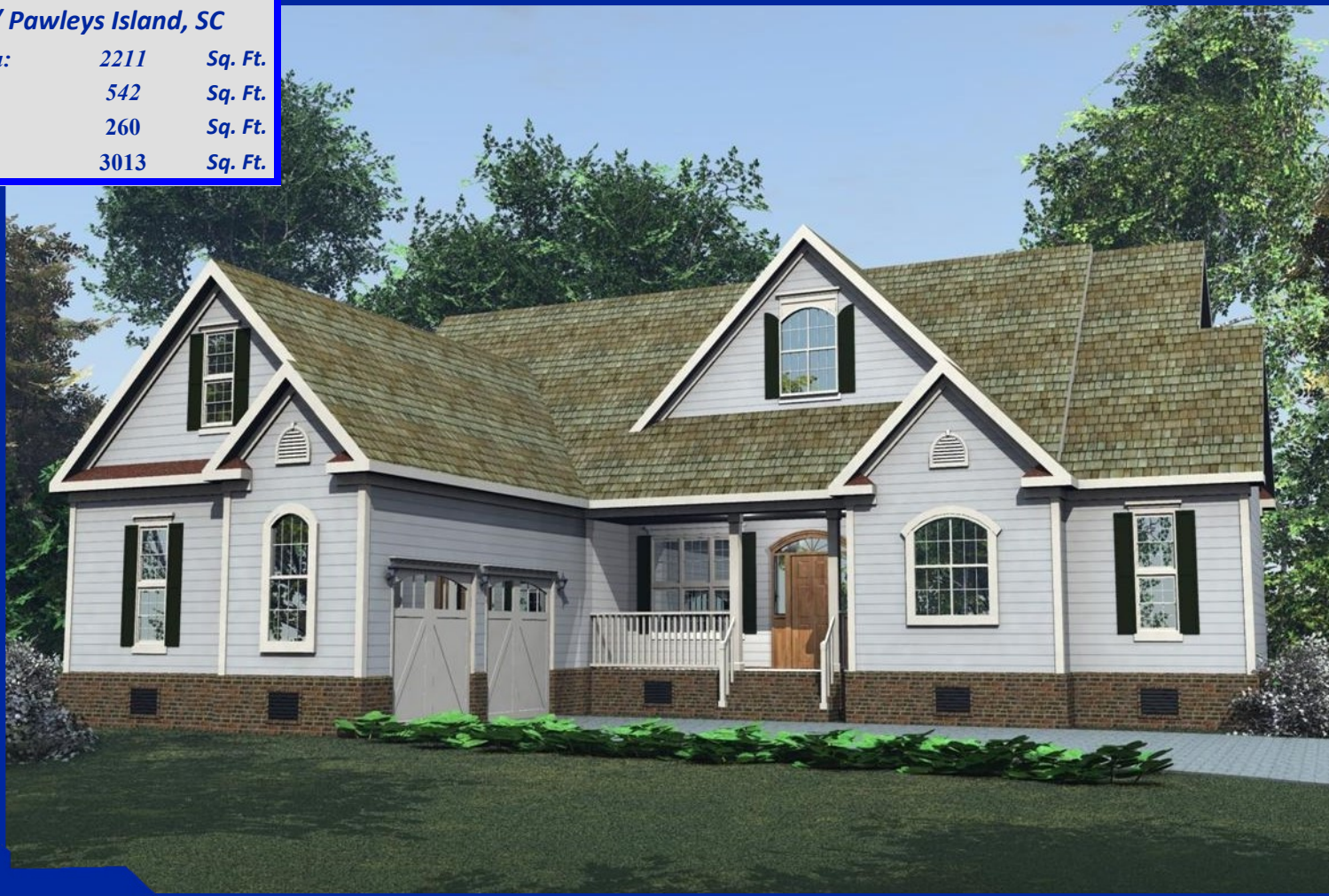


Lot 212 Olde Canel Loop

Ricefields / Pawleys Island, SC

<i>Total Heated Area:</i>	<i>2211</i>	<i>Sq. Ft.</i>
<i>Garage Area:</i>	<i>542</i>	<i>Sq. Ft.</i>
<i>Entry Porch:</i>	<i>260</i>	<i>Sq. Ft.</i>
<i>Total Under Roof</i>	<i>3013</i>	<i>Sq. Ft.</i>

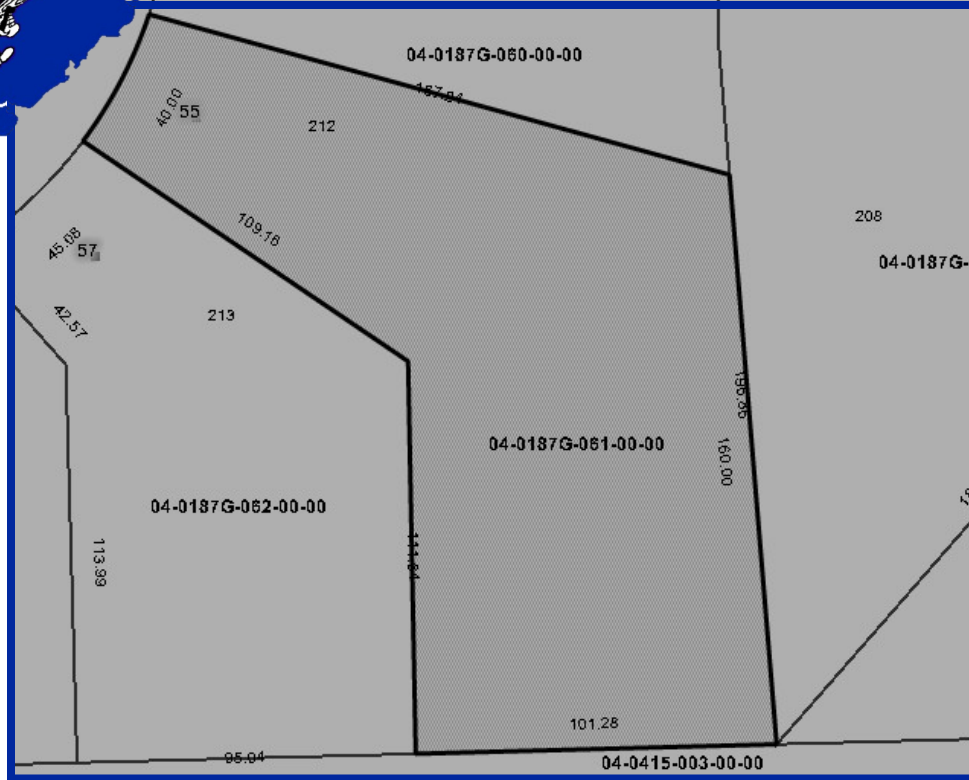


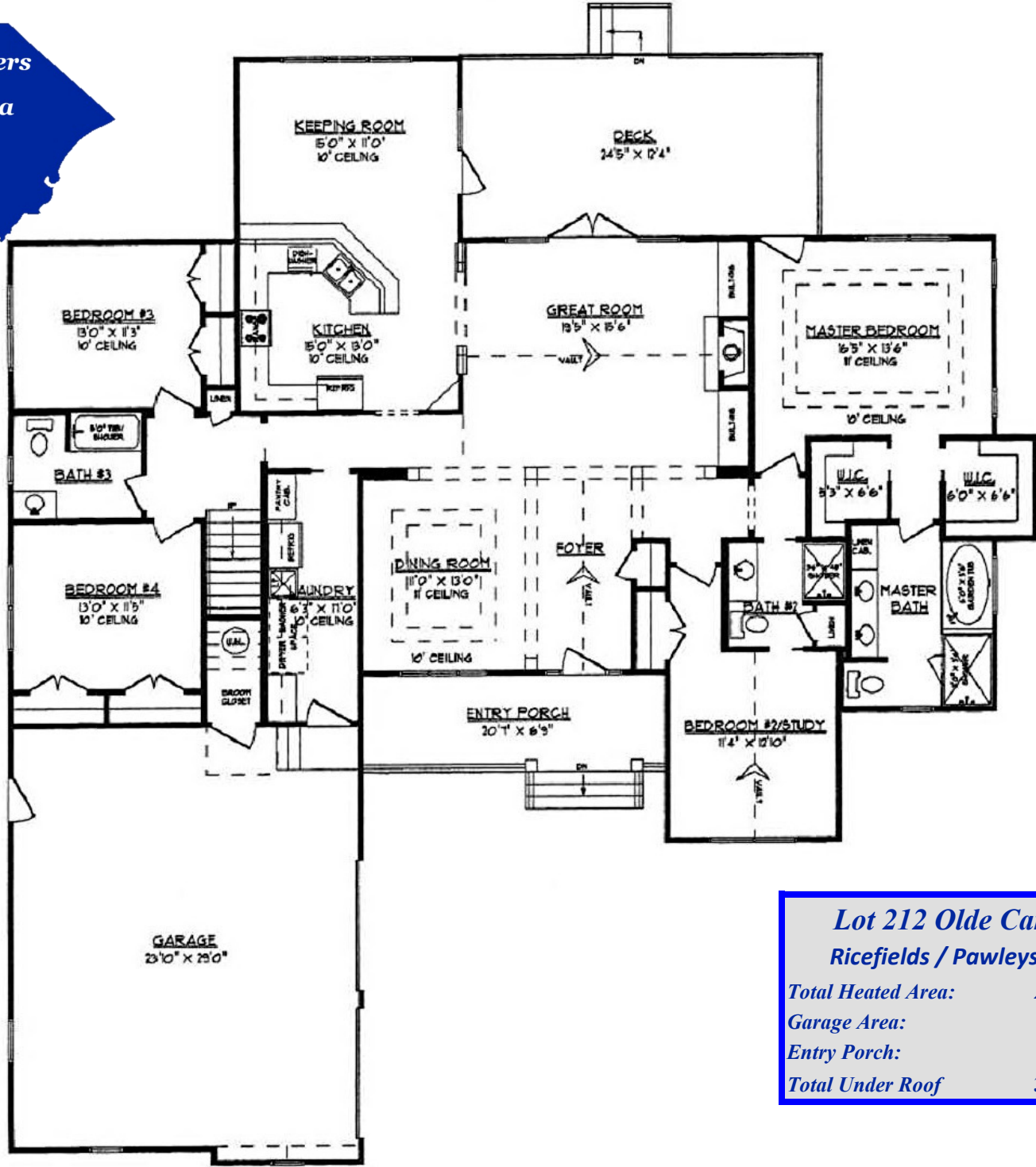
 **LaBaugh Builders**
of
South Carolina



This half acre lot is situated in the popular Mill Creek area of the Ricefields Community and offers privacy and spectacular views of the Caledonia Golf Course! The home, which is a custom to-be-built 3 Bedroom/2 Bath plan, permits the future owners to make personal selections that include the choice of the design and colors, as well as preferences for flooring, tile, cabinetry and Granite. The split bedroom design allows for extra privacy and the open floor plan provides for a large kitchen with granite countertops and custom cabinetry, a breakfast area and formal dining room as well as a large Great Room with cathedral ceilings and a gas fireplace to chase the chill on those cooler nights. Amenities in the Ricefields Community include discounted golf fees at Caledonia and True Blue courses, a community pool, nature trails, day dock and boat landing access to ICW.

**Lot 212 Olde Canel Loop
Ricefields
0.49 Acres / 21,520 SF**





Lot 212 Olde Canel Loop
Ricefields / Pawleys Island, SC

Total Heated Area:	2400	Sq. Ft.
Garage Area:	757	Sq. Ft.
Entry Porch:	131	Sq. Ft.
Total Under Roof	3396	Sq. Ft.



Lot 212 Olde Canel Loop

UNSEEN VALUE

- High-Efficiency air conditioning system and heat pump with digital thermostats and fresh air exchanger (15 +SEER)
- Engineered insulation system inclusive of R-30 ceiling and R-13 Wall
- Underground utilities
- 80 gallon energy efficient, quick recovery hot water heater
- Pex water lines with copper stub out
- Raised slab floor system with vapor barrier and reinforced 3000 PSI concrete
- Engineered wood truss floor and roof systems
- House wrap and infiltration barrier
- Pre-wiring for ceiling fans
- Structured wiring for high speed internet, digital cable and phones
- Termite treatment
- Energy-efficient "Low E" windows and screens
- Exterior faucets (3)
- Washer/Dryer Hookups
- GFI electrical outside outlets (3)
- Vented bathroom exhaust fans

QUALITY ASSURANCE

- Pre-settlement inspection
- One Year limited builder's warranty
- 10 Year MSD Full Coverage Warranty
- Manufactures warranty on appliances and fixtures

LIVING AREA

- Volume, coffered and tray ceilings per plan
- Decorative light fixture allowance
- Solid core interior doors
- Emtek hardware allowance
- Enhanced trim package, wide baseboards, 3 ¼ door & window casing, crown molding and chair rail per plans
- Designer floor covering includes: tile (bath, laundry, kitchen /breakfast room), hardwood (great room , dining and foyer), plush carpeting (bedrooms)
- Designer lighting package to include 15 recessed can lights, under cabinet lights, smoke detector and door chime
- Vent less gas fireplace with granite or tile surround and wood mantle

EXTERIORS

- Brick exterior accent details per plans / Brick utility screening
- Low maintenance fascia and soffits
- Concrete paved driveways and walkways
- Professional landscape package with irrigation system
- Fiberglass exterior columns
- GAF Natural Shadow – 30 year Asphalt Shingles accented with Standing Seam metal roof
- Gutters, downspouts, & splash blocks
- Curbside decorative mailbox
- Hardie Board fiber cement siding
- Dramatic entry with elegant doors by Therma Tru
- Amarr insulated panel steel garage doors with operator

KITCHEN – BREAKFAST & LAUNDRY

- Quality cabinetry allowance by Low Country Cabinet Works
- Granite countertops
- Double-bowl stainless steel under mount kitchen sink
- Ceramic tile flooring / Tile backsplash kitchen area
- Complete built in appliance package per specifications
- Laundry cabinet and sink
- Range venting with wide choice of finishes

MASTER SUITE

- Luxurious carpeting with padding
- Ceramic tile flooring Master Bath
- Spacious walk-in closets with ventilated wood shelving
- Quality vanity allowance by Low Country Cabinet Works
- Roman Tub (whirlpool jet optional)
- Tile shower with glass enclosure & mirror allowance
- Designer brushed nickel lever-handled faucets
- American Standard cadet free water closets
- China under mount lavatories with granite top per plan

BEDROOMS & BATHROOMS

- Acrylic Tub / shower combination
- Closets with ventilated wire shelving
- Ceramic tile floors
- Elegant cabinets with cultured marble vanity tops
- Designer lever-handled brushed nickel faucets

Specifications Subject to Change Without Notice