

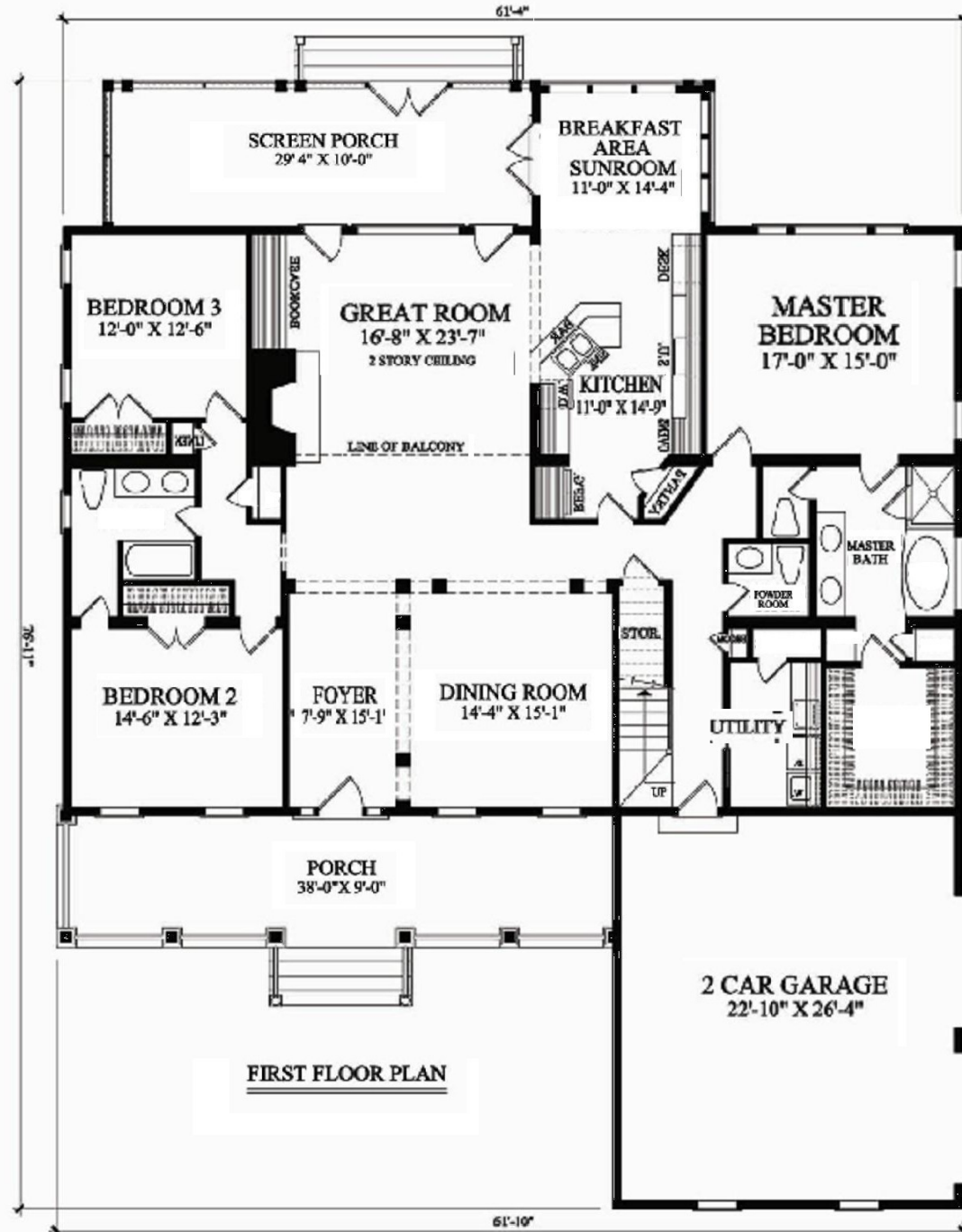
Lot 42 Reserve Drive

The Reserve, Pawleys Island, SC

<i>Total Heated Area:</i>	<i>2500</i>	<i>Sq. Ft.</i>
<i>Garage Area:</i>	<i>640</i>	<i>Sq. Ft.</i>
<i>Entry Porch:</i>	<i>342</i>	<i>Sq. Ft.</i>
<i>Screen Porch :</i>	<i>293</i>	<i>Sq. Ft.</i>
<i>Total Under Roof</i>	<i>3775</i>	<i>Sq. Ft.</i>



Custom built all brick home located in the elegant, gated community of The Reserve. Over 2500 heated sq. ft. with 3 bedrooms and 2.5 baths, great room with fireplace, large kitchen with granite countertops and custom cabinetry, as well as a breakfast area and formal dining room. Pre-construction value allows future owner to make personal selections including custom designs, details, styles and colors; as well as preferences for flooring, tile, cabinetry and granite options. Options for additional square footage are available. This custom "to-be-built" home offers spectacular views of the lake and the fountain that lights up at night! Additionally, the large screened porch that overlooks the lake provides quiet serenity to all those fortunate enough to enjoy the beautiful surroundings. Amenities include private beach access to Litchfield by the Sea, The Reserve Golf Course, The Harbour Club Marina with direct access to the Inter Coastal Waterway, private pool and club house.





Lot 42 The Reserve

UNSEEN VALUE

- High-Efficiency air conditioning system and heat pump with digital thermostats and fresh air exchanger (14 +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
- 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 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 with 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
- Gutters, downspouts, & splash blocks
- Curbside decorative mailbox
- 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
- American Standard cadet-free water closets

Specifications Subject to Change Without Notice