

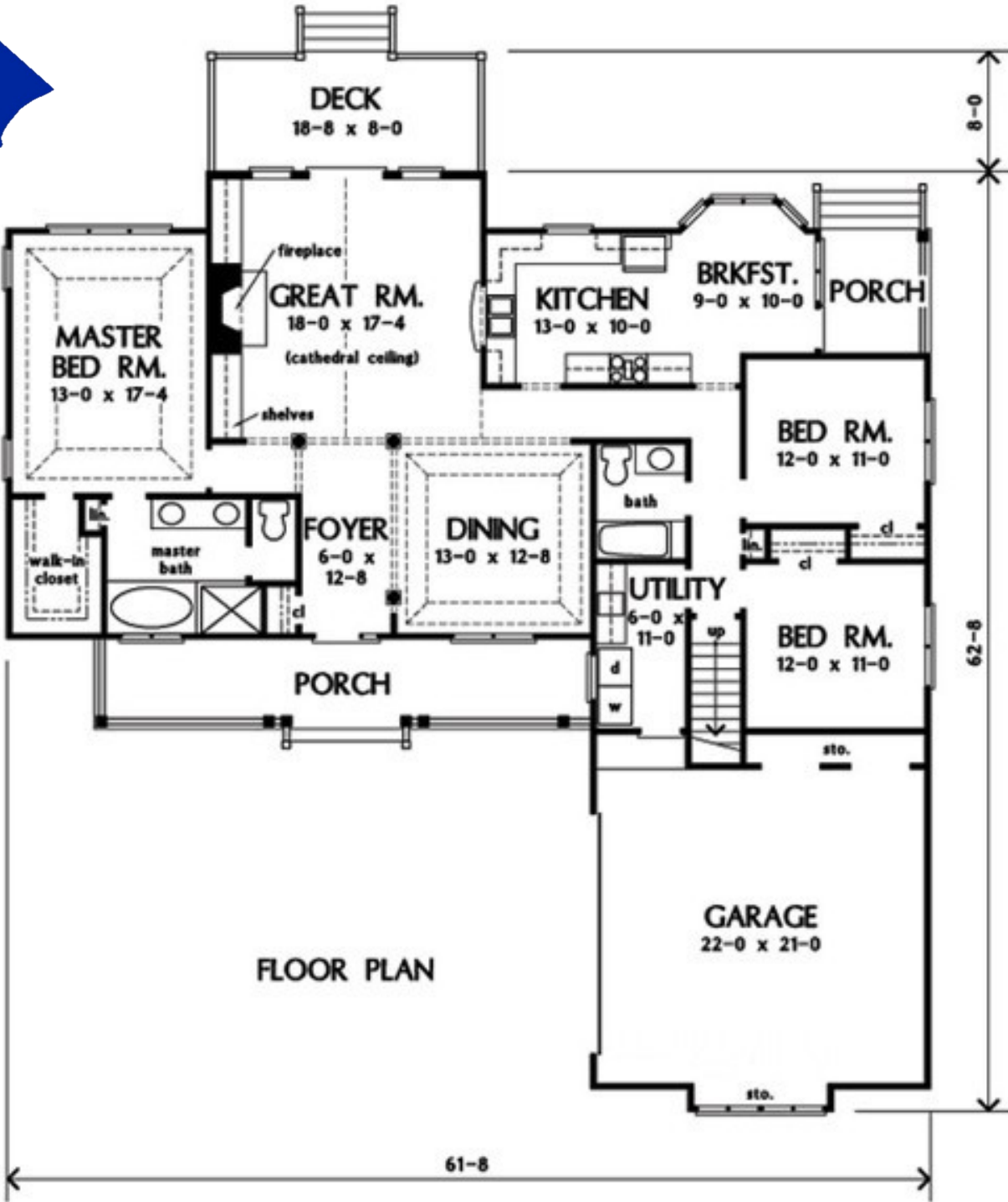
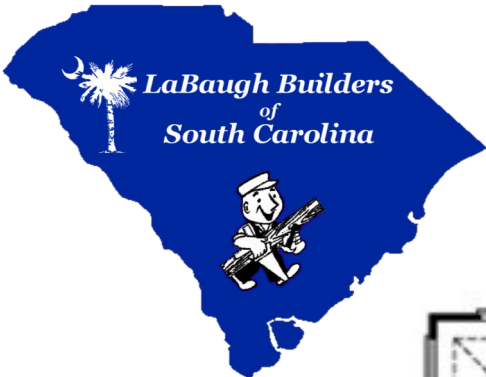
Lot 207 Gloucester Place

Ricefields Plantation, Pawleys Island, SC

<i>Total Heated Area:</i>	<i>1827</i>	<i>Sq. Ft.</i>
<i>Garage Area:</i>	<i>542</i>	<i>Sq. Ft.</i>
<i>Porch:</i>	<i>260</i>	<i>Sq. Ft.</i>
<i>Rear Deck:</i>	<i>149</i>	<i>Sq. Ft.</i>
<i>Total Under Roof</i>	<i>2629</i>	<i>Sq. Ft.</i>

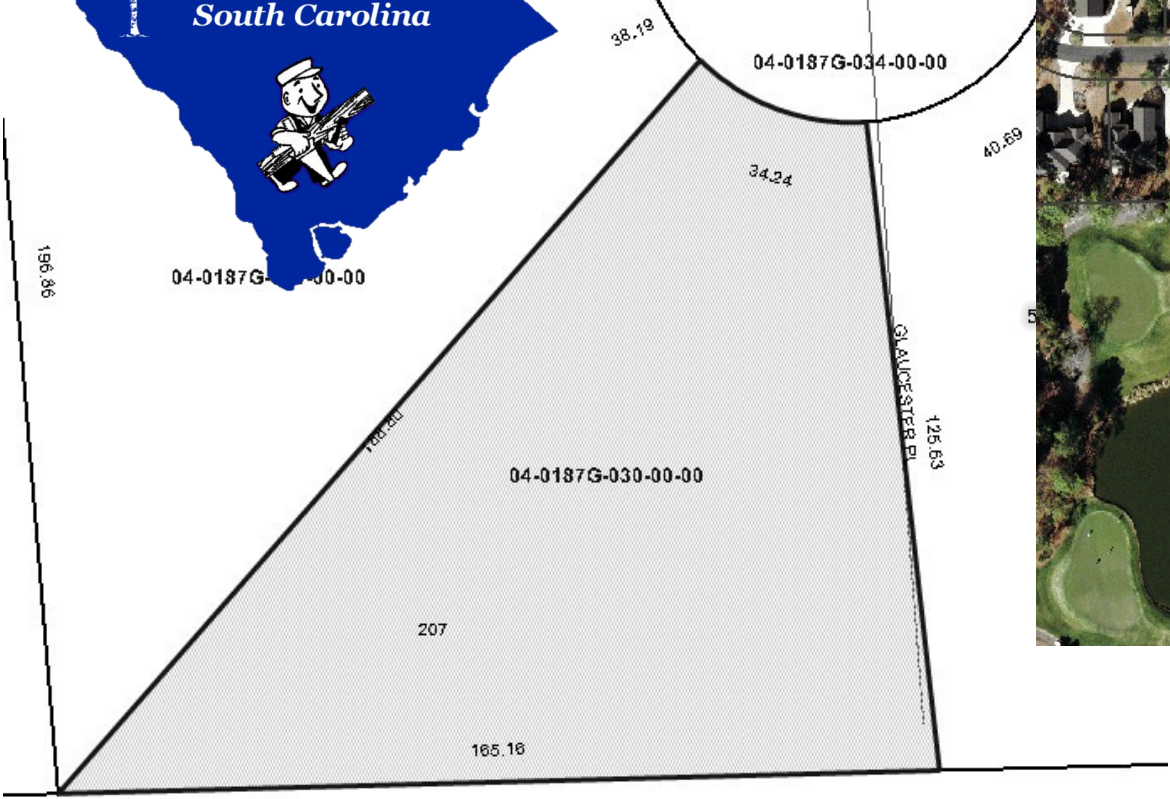


Custom built home, with approximately 2600 square feet under roof with 3 bedrooms, 2 full baths, a formal dining room, great room, eat in kitchen, front porch and rear deck. Standard features and pricing include quality cabinetry, granite tops, tile and hardwood flooring. Additional options and upgrades are also available to allow for personal and customized preferences. This beautiful home is located within the gated community of Ricefield Plantation. Since this home is yet to be built, it is possible to make changes to the existing floor plan or, if preferred, we can assist you in creating your own design.





**Lot 207 Gloucester Place
Ricefields
0.30 Acres / 12,924 SF**





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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