THE OAKMONT

3 bedrooms and 3 ½ baths, 2,153 sq ft ................................................................. $499,000

Option 1 – Additional 356 sq ft
4 bedrooms and 4 ½ baths, 2,509 sq ft ................................................................. +$73,052

THE TURNBERRY

2 bedrooms and study or 3 bedrooms and 3 baths, 2,316 sq ft.............................. $555,840

Option 1 – Additional 249 sq ft
3 bedrooms and study or 4 bedrooms and 4 baths, 2,565 sq ft ....................... +$43,782

Option 2 – Additional 585 sq ft
3 bedrooms and study or 4 bedrooms w/ flex space and 4 baths, 2,901 sq ft .... +$96,855

Option 3 (Lower Level) – Additional 928 sq ft
3 bedrooms and study or 4 bedrooms w/ Rec Room and 4 baths, 3,244 sq ft ..... +$135,656

THE MUIRFIELD

3 bedrooms and study or 4 bedrooms and 4 ½ baths, 2,880 sq ft ................................ $647,850

Notes

% Land ($50K) Allowance and Amenity Membership Included
% 12-Month Free Boat Slip Rental Included
% $15,000 Landscaping Allowance Included
% 8 Hours of Interior Design Time Included
% Energy Star Certified Home Included
Standard Specifications and Finishes

**TILE TREATMENTS**
- MASTER BATH – Tile Floor and Shower (Shaw or Dal)
- ALL OTHER BATHS – Tile Floor (Shaw or Dal)
- BATH 2 ON MAIN LEVEL – Tile on Shower Wall (Shaw or Dal)
- LAUNDRY – Tile (Shaw or Dal)

**CABINETS**
- KITCHEN – Full Overlay, Painted, Full Extension Dovetail Soft Closed Drawers and Doors
- MASTER BATH – Full Overlay, Painted, Full Extension Dovetail Soft Closed Drawers and Doors
- ALL OTHER BATHS – Full Overlay, Stained Full Extension Dovetail Drawers and Doors

**TOPS**
- KITCHEN – Granite
- MASTER BATH – Granite
- BATH 2 – Granite
- ALL OTHER BATHS – Cultured Marble

**TRIM**
- THROUGHOUT THE HOUSE – 1 x 8 Baseboard / 1 x 4 Side Casing with a 1 x 6 Top Cap
  - On All Windows and Doors
- GREAT ROOM, FOYER, KITCHEN, DINING ROOM, MASTER BATH – Cove Crown

**GREAT ROOM**
- FIREPLACE – 42” Direct Vent Fireplace with Gas Logs Behind a Glass Face. Includes a Beam Mantle and Stone Surround to the Ceiling
  - Other Fireplace Options are Available as an Upgrade
FIXTURES
MASTER BATH – Moen 8” Spread Eva/Brantford in Chrome
SECONDARY BATHS – Moen 8” Spread Eva/Brantford in Chrome
KITCHEN – Moen Aberdeen in Chrome

INTERIOR DOORS
Painted Doors with Callan Handle Set on Front Door and Levers Throughout

WINDOWS
Jeld-Wen Aluminum Clad Double-Hung with Low E Glass

KITCHEN – KITCHENAID STAINLESS STEEL APPLIANCES
36" Gas Cooktop – KCGB556ESS
30" Built In Microwave – KMBP100ESS
30" Single Wall Oven – KOSE500ESS
Dishwasher – KDM354ESS
Counter Depth Side by Side Refrigerator – KRSC503ESS

FLOORING
Pre-Finished 5" Wide Plank Hardwood
   In Great Room, Dining, Kitchen, and Main Level Halls
Shaw Carpet
   In Master Bedroom, Study, Upstairs and Basement

FRONT PORCH, SCREEN PORCH
Stained 5/4 x 6 #1 Grade Pressure Treated Decking Screwed Fasteners / Screen Eze
   Screening on Screen Porch
Decorative Wood Ceiling on Front Porch and Screen Porch
Posts to be Pressure Treated Stained
Railing to be Stained with Metal Balusters
THE RETREAT at KEOWEE FALLS

EXTERIOR DOORS
- Fir Wood Stained Front Door
- Smooth Fiberglass Doors with Flush Glaze Glass

EXTERIOR MATERIALS
- Fiber Cement Siding
- Fiber Cement Soffit and Fascia
- Stone by Three Rivers
- Flagstone Front Porch
- Decorative Composite Gable Vents
- 50-Year Architectural Shingles
- 5" K-style Gutters with Round Down Spouts

EXTERIOR COLUMNS AND SOFFIT CORBLES
- Front Columns to be Stained Cedar
- All Soffit Corbels are Painted Pressure Treated

GARAGE DOOR
- Amar Insulated Carriage Style Garage Door with LiftMaster Opener

SHUTTERS
- Stained Cedar with Simulated Shutter Hardware

HVAC
- 15 SEER Lennox Heat Pump with Programmable Thermostat

PAINT – SHERWIN WILLIAMS
- 2 Interior Wall Colors
- 1 Interior Trim Color (Semi Gloss)
- 1 Interior Ceiling Color
- 1 Body Color on Exterior
- 1 Trim Color on Exterior