

EXTERIOR FEATURES

- › Townhomes feature fiber cement siding
- › Self-sealing fiberglass-reinforced asphalt shingles with manufacturer's "Limited Lifetime Warranty"
- › 4lite fiberglass front entry door (color determined by Architect)
- › Thermal insulated "Low E" vinyl windows (screens not included; not allowed on front or side elevations)
- › Gutters installed on front and sides of building



INTERIOR FEATURES

- › Smooth-finished ceilings
- › Ceilings in flat areas are approximately 10 feet high (nominal) on first and 9 feet high (nominal) on second floors (on a per-plan basis, there may be exceptions in closets, laundry areas, bathrooms or halls)
- › Deluxe interior trim package, including crown molding in downstairs foyer, living room, dining room and kitchen. Baseboards – 4 1/4".
- › Luxury Vinyl Plank flooring in kitchen, dining, great room, foyer and baths; rest of house to be carpet (including stairs)
- › Stair parts include stained red oak handrail and painted newel posts with painted balusters
- › Brushed Nickel finished lever door hardware w/ matching hinges
- › Dead bolt locks (single cylinder) on all exterior doors
- › All underground utilities
- › Towel bars and toilet paper holders to match door hardware
- › Interior walls receive vinyl latex flat finish; trim receives a contrasting latex white semi-gloss
- › 42" (upper) Maple cabinets with crown molding in kitchen
- › Kitchen wall cabinets are open above (unless it is necessary to run HVAC ducts through the area) for use as decorative plant shelves, etc.
- › Interior doors are six-panel classic design
- › Granite countertops (3cm) in kitchen with under mounted stainless steel double bowl sink
- › Granite countertops (3cm) with integrated bowl in hall and master bathrooms – brushed nickel fixtures
- › 42" high mirror over vanity cabinets in upstairs baths and master bath
- › Ventilated vinyl-coated closet shelving
- › Kitchen island to be single-level

2883 Howard Ave Unit B | Myrtle Beach, SC 29577 | Tel: 843.839.3530 | Email: Briggs@Sands-Realty.com | Market-Common.com



Please note, windows may vary by elevation. Floor plans and renderings are for conceptual use only. Square footage and dimensions are approximate. Dormers and elevations are predetermined by the architect. Units are sold unfurnished. The developer reserves the right to make any necessary changes. Copyright Sands Realty Group 12/25.



PLUMBING AND HVAC

- Mirrors to be provided in all baths and powder room
- Energy efficient gas heat and air conditioning (14 SEER minimum)
- Fiberglass tub and shower inserts throughout
- 50 gallon energy efficient gas water heater
- Temperature controlled "pressure balancing" shower heads in all showers
- Ice maker connection
- Water lines will be PEX or equivalent and drain lines will be PVC or equivalent
- Two exterior hose bibs per townhome

QUALITY CONSTRUCTION

- Pre-engineered floor truss system for a sturdier, quieter floor
- 3/4" tongue and groove sub-floor glued and nailed
- Pre-engineered roof truss system
- Vapor barrier under all concrete floors
- R-30 ceiling insulation; R-19 exterior wall insulation with vapor barrier
- Initial certified termite treatment

UNSEEN QUALITY

- Fee simple ownership (NOT a condominium)
- 2 hour fire-rated wall between every residence, with sound deadening insulation and "airspace"
- Ten year limited warranty (Quality Builders Warranty or equal)
- Home orientation and walk-through prior to closing with Builder
- Restrictive Covenants

APPLIANCES

- Stainless Steel 36" Cooktop
- Stainless Steel Built-in Microwave w/ Trim Kit
- Stainless Steel Single Wall Oven
- Stainless Steel 3-cycle Dishwasher
- Garbage Disposal

ELECTRICAL

- Category 5 wiring, includes pre-wire for 4 phone outlets – one each in kitchen, living room and 2 bedrooms
- Pre-wire for 2 cable TV outlets in master bedroom and living room
- Ceiling fan in living room; prewire only for ceiling fan in all bedrooms
- Designer five-light candelabra dining room chandelier, wall-mounted light fixture in powder room, recessed LED puck lights in kitchen
- Smoke detectors per code
- GFI outlets in kitchen, bathrooms and exterior
- 2 exterior waterproof receptacles

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ACKNOWLEDGMENT

These homes are located within an anticipated mixed use "Urban Village" with various planned amenities. These are not controlled by the seller and are subject to change. The seller is not responsible for such "Urban Village" and this contract is not subject to completion of said "Urban Village" or amenities.

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ACKNOWLEDGED AND ACCEPTED

Purchaser

Date

Purchaser

Date

Seller

Date

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