



WETLAND

RIGHT OF WAY

POND

Old Stoney Lane

SPEYMER OAK

Squire Pope Road

OPEN SPACE

OPEN SPACE

WETLAND

OLD STONEY



VILLAGE



Rendering is an artist's interpretation of a future development. Actual conditions may vary and may change without notice.

THIS SITE PLAN IS AN ARTIST'S RENDERING. NOT EXACT REPLICATION OF THE SITE.

OLD STONEY



VILLAGE

- 1,594 heated SQ. FT.
- Three bedrooms
- Two and one half baths
- Open kitchen
- Private office/study
- Vaulted master ceiling
- Two story living room
- Spacious outdoor sun deck
- Powder room plus
- Lowcountry front porch
- Private garage

The Chatham



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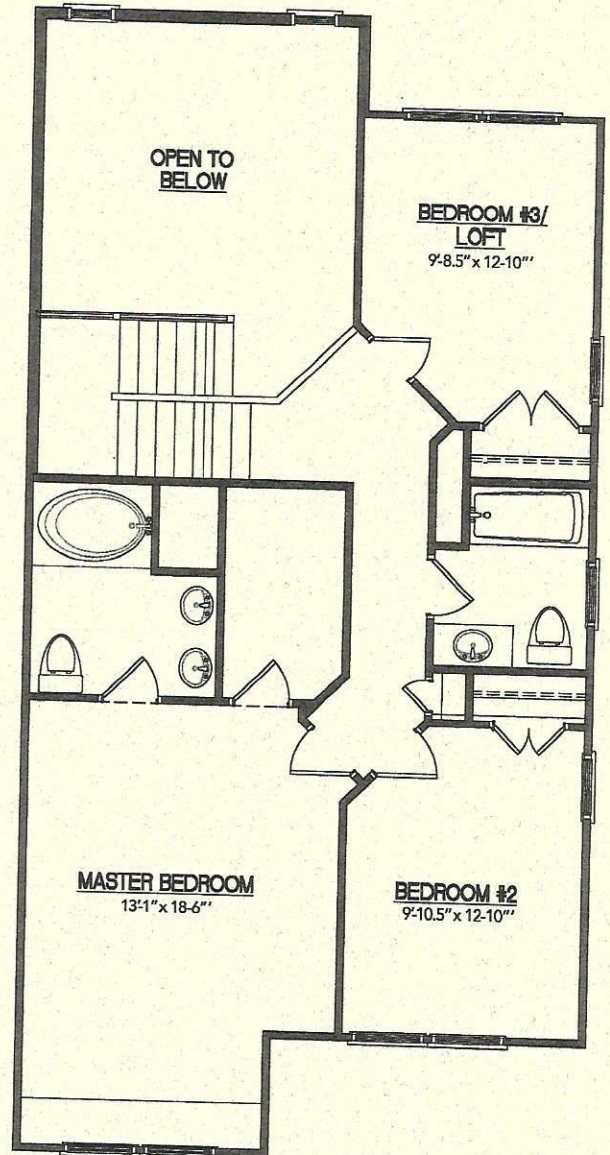
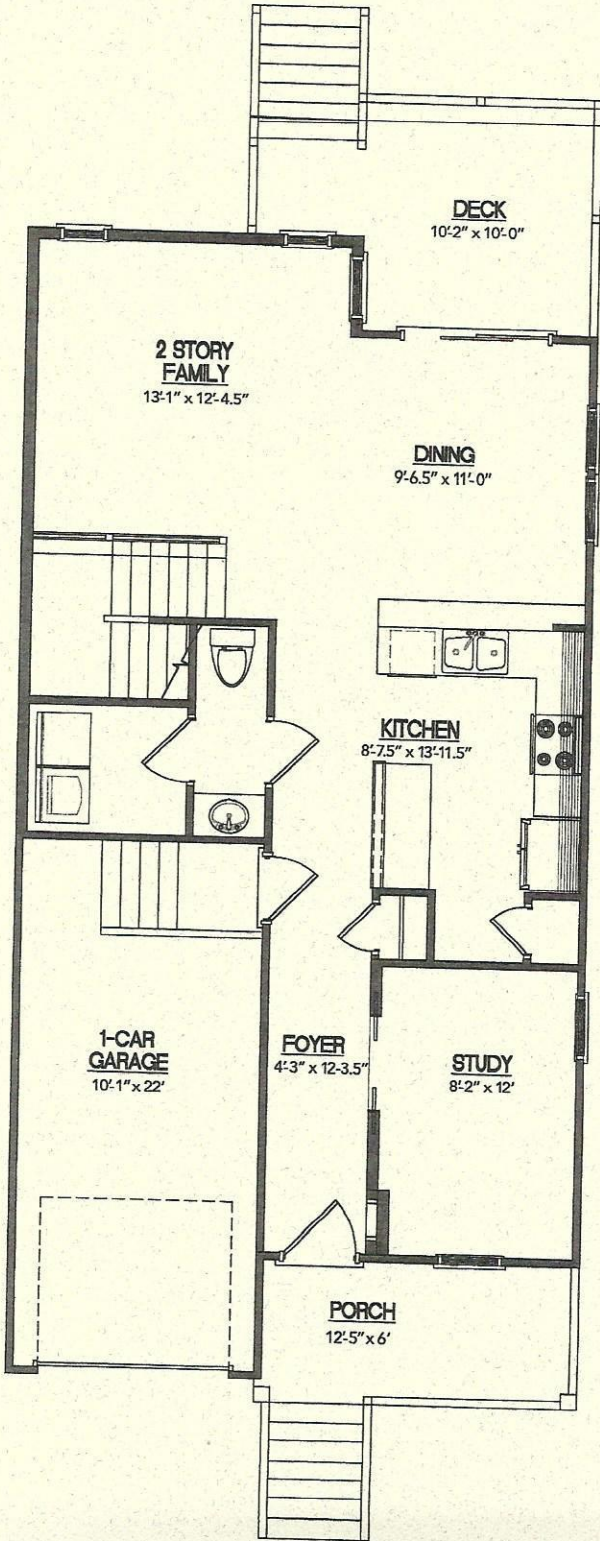
OLD STONEY



VILLAGE

Chatham

(1,594 heated sq. ft.)



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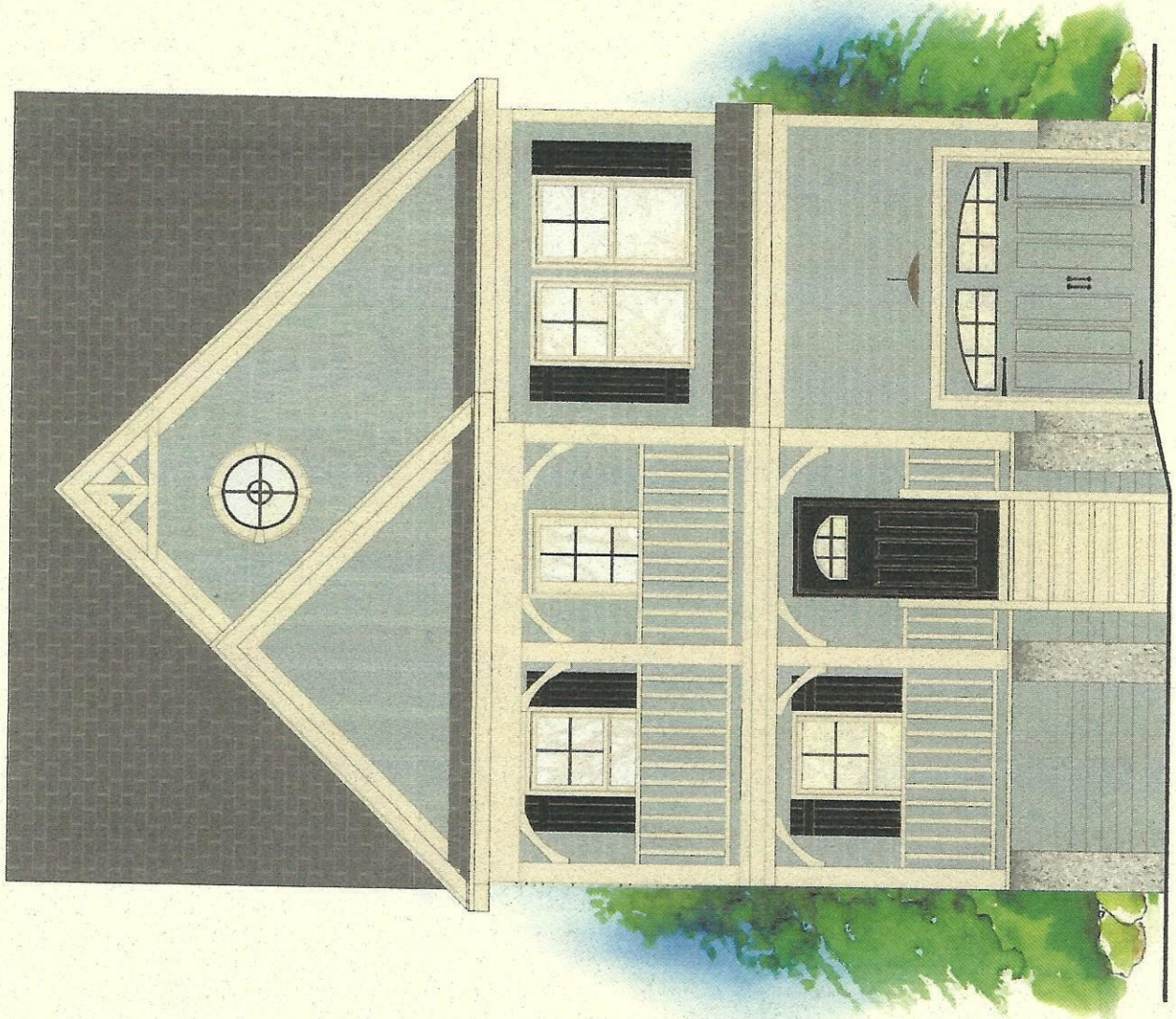
OLD STONEY



VILLAGE

- 1,830 heated SQ. FT.
- Four bedrooms
- Two and one half baths
- Low Country porch w/upper balcon
- Two Story living room
- 1st floor master suite
- Open kitchen
- Drop zone mud room
- Spacious outdoor sun deck
- Private garage

The Eaton



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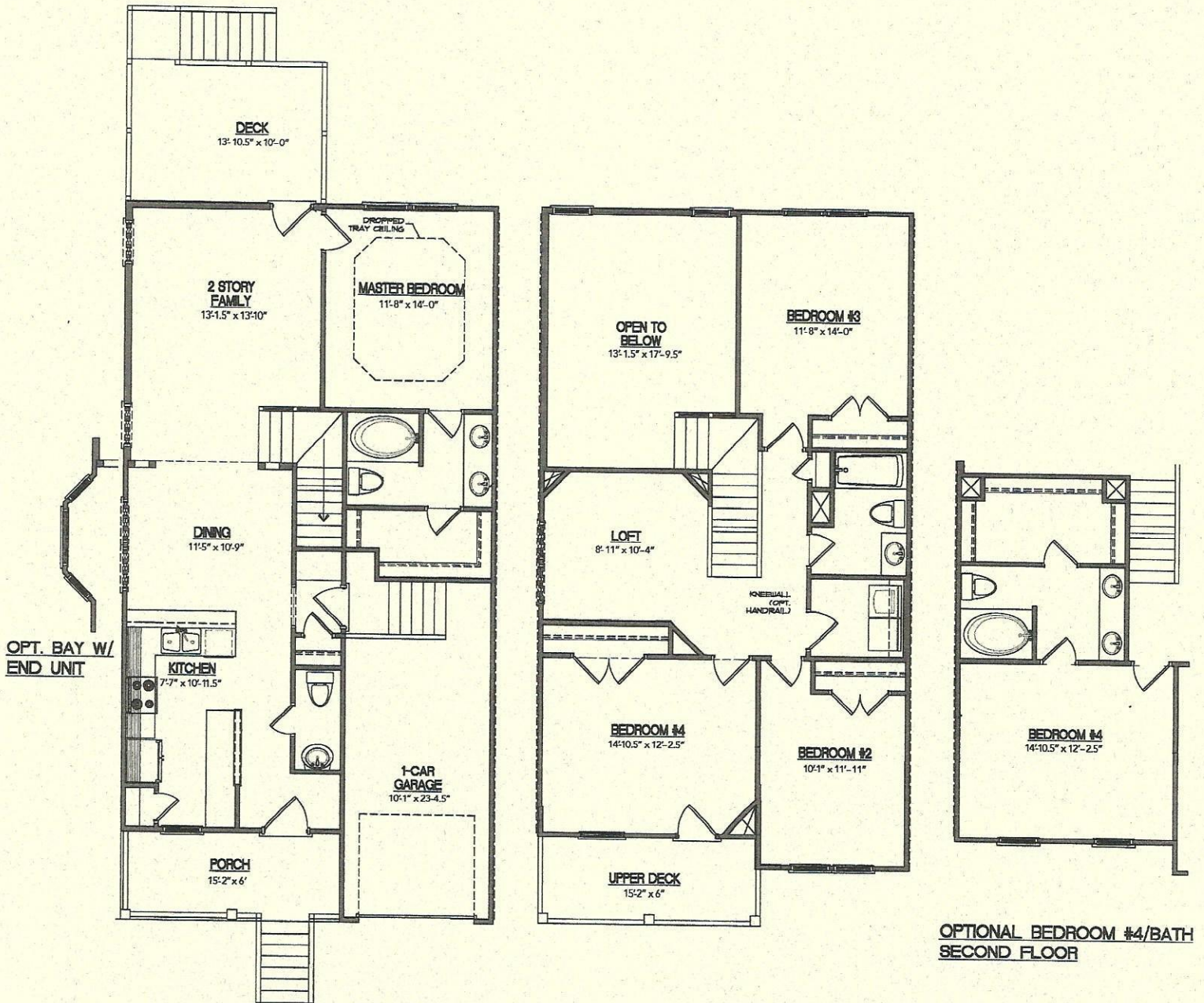
OLD STONEY



VILLAGE

The Eaton

(1,830 heated sq. ft.)



**OPTIONAL BEDROOM #4/BATH
SECOND FLOOR**

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General Features

Quality Construction Features

- Structurally engineered floor truss system for sturdier, quiet floors
- ¾" tongue & groove sub-floor glued and nailed
- Structurally engineered roof truss system
- Spray foam insulation under floors & crawl space
- Elevated foundation
- Architectural roof shingles
- OSB provided for high wind zone window protection

Interior Features

- Vaulted 2 story ceiling
- Smooth finish ceiling
- Hardwood or Laminate first floors (excludes master bedroom & Closet)
- Craftsman style wood window sills
- 2 panel painted interior doors
- Three hinges on all doors to reduce warping
- Satin nickel interior door knobs
- Locksets on all bedroom & bathroom doors
- Vinyl coated wire ventilated closet shelving
- 6# carpet padding
- Shaw soil resistant carpet
- Craftsman interior trim with large 6" base boards

Gourmet Kitchens

- Engineered wood & Laminate floors
- Custom quality maple cabinets with easy clean interiors
- Decorative cabinet hardware
- Granite countertops w/ 4" backsplash
- GE 30" electric range- stainless steel
- GE dishwasher- stainless steel
- GE over the range recirculating microwave
- Garbage disposal
- Single basin, 8" deep stainless steel sink
- Moen sleek single handle, spot resistant, high arc pull down kitchen faucet- stainless steel
- Pantry

Exterior Features

- Nautical craftsman design exteriors
- Concrete driveways
- Hardi Plank cement board siding
- Low maintenance vinyl exterior soffits & fascia
- Pre-finished 5" aluminum gutters
- Metal simulated full lite, painted rear doors
- Dead-bolt locks on all exterior doors
- Metal raised panel garage doors w/ arched windows & decorative hardware
- Remote opener for garage door
- Private urban garage on all plans
- Low e-glass windows with internal grill
- Two outside hose bibs and electrical outlets
- Irrigation stub out for back yards
- Crawl space for storage
- Outdoor stained wood sundeck with posts & rails
- Copper finish designer exterior light fixtures
- Front porch fans

Luxurious Bathrooms

- Ceramic tile or luxury vinyl plank floors in all baths
- Fiberglass garden tub, standing shower with Chrome door, or tub/shower combo per plan
- Granite counter tops with 4" backsplash
- Square, white, undermount sinks
- Moen Conway, metal construction, chrome, single handle lavatory faucets
- Moen Genta metal construction, chrome tub/shower faucets kits
- Moen Genta metal construction, chrome towel bars in all baths
- Oversized plate glass vanity mirrors
- High powered Panasonic 50-80-100 CFM exhaust fan with light kit
- Pedestal basin and mirror in Eaton powder room
- "Powder Plus" 9" deep utility sink & cabinet with granite in Chatham powder+

Energy Saving Features

- Professionally engineered insulating system with spray foam/ closed cell insulation in floors, attic & ceiling
- Double R-11 and double wall “party-wall” construction for fire separation
- Vinyl single hung windows with double pane insulation low-emittance glasses with tile-in features for cleaning
- Screens on all windows
- Water saving plumbing fixtures
- Energy efficient 50 gallon quick recovery electric water heater
- Two zone central electric heating & air conditioning

Electrical

- Two outdoor, weatherproof electrical outlets
- Pre-wire for cable TV (Cat 6) in all bedrooms, living rooms, and office
- Pre-wire for ceiling fan/light in all bedrooms
- Ceiling fan with light kit and remote installed in vaulted living room
- Smoke detectors per code
- GFCI (safety) outlets in kitchen, bathrooms & garage

Special Architectural Features

- Stained wood front porch
- Lowcountry upper balcony over porch (Eaton B floor plan)
- Black exterior ceiling fans per porch
- Vertical and horizontal mixed shake siding detail
- Custom satin finish exterior paint colors
- Designer copper finish exterior lighting fixtures
- Craftsman trim & decorative details
- Front of house landscape package
- Lowcountry large oyster shell/ tabby foundation finish

Optional Features to Personalize your home

- Covered or screen enclosed deck
- Privacy fencing & full fenced back yards
- Floor covering upgrades
- Cabinet style upgrades
- Quartz countertop upgrades
- Ceramic or porcelain tile showers & baths
- Optional double master & third bath (Eaton Only)