

# THE PRESERVE

AT PENNYS CREEK

## NEIGHBORHOOD FEATURES OVERVIEW

- Custom Low Country Inspired Designs in Sought-After Johns Island
- Sea Island Setting Featuring Neighborhood Trails, Outdoor Firepit, and Community Docks
- Short Drive to Downtown Charleston, Folly Beach, and Charleston International Airport

## HOME DESIGN FEATURES

- Home Designs Include Primary Suite on Main or Second Floor, Gracious Porches, Island Kitchen, Fireplace in Family Room, Mud Room and Available Elevator Option (If Applicable)
- 10' Ceilings on Main Floor With 8' Interior Doors, 9' Ceiling On Second Floor
- 2-Car Garages with Mud Room Entry (If Applicable)
- Laundry Room With Ample Cabinetry and Quartz Countertops, Stainless Sink Option per Plan

## INTERIOR FINISHES

- 5" Pre-Finished Engineered Hardwoods on Main Floor Primary Bedroom, Stairs, and Upstairs Hallway
- Carpet in Bedrooms with 8lb Carpet Pad
- Ceramic Tile in all Bathroom Shower Floors and Walls and Laundry Room
- Solid-Core Painted Doors (8' on Main Level and 6'8" on Second Level)
- 1x10 Baseboard Throughout Main Level with 5" Cove Crown Molding, 1x8 Baseboard on Second Level, 1x4 Casing Throughout Home
- 42" Direct Vent Fireplace with Painted Mantle and Stone Surround in Family Room, per Floorplan
- Trim Built Pantry, per Floorplan
- Sherwin Williams Flat Finish Paint on Walls and Ceilings
- Sherwin Williams Semi Gloss Finish Paint on Interior Trim
- Smart Home Ready Including a Qolsys Iq2 Panel with Connected Video Doorbell and Smart Deadbolt

## KITCHEN

- 42" Wall Cabinetry with Dovetail Cushion Close Drawers, Trash Pullout and Crown
- Quartz Countertops and Tile Backsplash, Stainless Sink With Delta® Faucet
- Stainless Steel Appliance Package including Thermador® Professional Series 36-Inch Stainless Steel Range, Bosch Dishwasher, and Best Vent Hood Liner

## PRIMARY BATH

- Free-Standing Tub with Delta® Faucet per Floorplan
- Tile Flooring in Bath and Vanity Area
- Custom Tile Shower with Frameless Glass Shower Surround
- Dual Vanities with Quartz Countertops And Undermounted Porcelain Sinks With Delta® Faucets

## EXTERIOR FINISHES

- 30-Year Architectural Shingles
- Fiber-Cement Siding, Fiber-Cement Board and Batten Siding Per Plan
- Salt Void Poured Concrete Driveways with Granite Paver Aprons.
- Vinyl Hurricane Fabric Protection
- Exposed Aggregate, Masonry Cap, Tabby Finish or Salt Void Patio per Architectural Plans and per Site.
- Professionally Designed Landscaped Yard Approved by ARB per Site Including Minimal Sod and Only Native Species Plantings with Irrigation

## CONSTRUCTION DETAILS AND ENERGY EFFICIENCY FEATURES

- High Efficiency, Insulated Tilt-Sash, Low-E Vinyl Windows
- 18 SEER air conditioning equipment and heat pump
- Open cell spray foam in all walls, floors, and attics
- Exterior Rinnai® Tankless Water Heaters with thermostat
- 4" LED Regressed Disc Lights Per Lighting Plan

NOTE: All Specifications As Applicable To Specific Floor Plan



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