

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 (excluded in rooms with vaulted ceiling, bathrooms, closets, pantry, and scullery), 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



Equal Housing Opportunity. All information is believed to be accurate but is not warranted and is subject to changes, errors, omissions, or withdrawal without notice. Sales by Beach Residential 12.12.2024. Applies to homesites 43, 44, 45, 46, 47, 48, 50, 51, 17, 18, 58, 65, 66



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