

# Marsh Grass East

Welcome Home.....

Nestled off Highway 17 in Pawleys Island, Marsh Grass East is a boutique community offering a relaxed, easy going lifestyle with convenience in Mind.

## NEIGHBORHOOD AND AREA FEATURES

- Offering Land and Home Package starting in the \$400's
- Marsh Front and Perimeter Homesites Available
- Raised Beach Style Homes with Customizations available
- Impressive Standard Features and custom detail that Most Builders dont include.
- Highly Desired Location off Hwy 17 in Pawleys Island just minutes from Litchfield and Murrells Inlet.
- Beverly Homes is one of the area Largest Home-builders with over 35 Years of Construction and Development Experience



For More Information or to view Available Properties Please Call Adam Wilson at 843-222-9728 or email at [adam@beverlyhomessc.com](mailto:adam@beverlyhomessc.com)

## Exciting Exteriors

- Front Entry 2 Car Garages with 2 remotes
- Low Maintenance Premium James Hardie Composite Concrete Fiber Siding
- Covered Front and Rear Porches per Plan
- Maintenance Free Soffits and Fascia
- Low E Vinyl Windows-Insulated Glass with Screens
- Steel Reinforced Overhead Garage Door with Lift and 2 Remotes
- Professionally Designed Landscape Package in include Fully Sodden Yards and professional Landscaping Package
- Whole Yard Irrigation System
- Exterior Weatherproof GFI Protected Electrical Outlets (Per Plan)
- Metal Roofing and Roofing Accents
- Concrete Walkways and Driveways
- Covered Lanais and Patio's Per Plan
- Security Deadbolts on all Exterior Doors
- Two Hose Bibs included on Both Sides of Home
- Shutters Per Plan
- Garage Coach Lights For Garage Door
- 3 Exterior Weather Protected Outlets (Per Plan)
- Water Main Shutoff Valve Conveniently located in the Garage
- Decorative Mailbox and Post

Dependable Warranties

Full-time Beverly Homes Customer Service Department

One-Year Coverage on Materials and Workmanship\*\*

Full-Time Beverly Homes Customer Care Department

## Energy Efficient Designs and Quality Construction

- Fiberglass Insulated Entry Door with Brushed Nickel Handle set
- Insulated Low E Glass Single Hung Tilt-In Windows and Patio Doors With
- Goodman** 14 SEER Central Air Conditioning w/ Energy Efficient Heat Pump. Professionally Sized System
- Quick Recovery 50 Gallon Energy Efficient Hot Water Heater
- Washer and Dryer Hook-Up with Dryer Vent
- Fiberglass Insulation: Exterior Sidewalls R-13 or R- 19 (Per Plan)
- R-30 Ceiling Insulation Keeps you Cool in the Summer and Warm in the Winter
- Exterior Walls Framed 16' Centers
- 200 Amp Electrical Service w/copper Wiring
- Extended 10 Year Warranty Option on HVAC Equipment
- Digital Thermostat
- True Engineered Roof Truss System

## Homes Security and Safety

- Deadbolt locks and Handsets on Exterior Doors (Per Plan)
- Smoke Detectors
- Energy Efficient, Dual Pane, Low E Vinyl Windows
- Flood Lighting on Front and Rear Home with Coach Lights By Garage
- Sentricon Termite Colony Elimination System**



## Included Features

### Classic Finishing Touches

- Smooth Finish Drywall Ceilings throughout Including Garage
- Select Hardwoods in foyer, living room, kitchen, breakfast nook per plan
- Ceramic Tile Flooring in bathrooms and Laundry Room
- Upgraded Shaw® Stain Resistant Carpet w/ 6lb Rebound Padding in Bedrooms and Bonus
- 10' High Ceilings on Main Level with 8' on Top Floor
- Upgraded Trim Package including Decorative Base Board 1 x 4 Casing
- 5.25" Cove Crown on Main Level
- Ornamental Chair Rail w/ wainscoting in dining room. (Per Plan)
- Decorative Interior Hollow Core Doors (8' tall on Main Level)
- Brushed Nickel Hardware on All Interior Doors
- Custom Slated Wood Master Closet Shelving
- Decorator Chrome or Brushed Nickel Glass Light Fixtures (Per Plan)
- Pre-Wired Phone and internet Locations – All Bedrooms and Kitchen (Per Plan)
- Pre-Wired Cable Locations – All Bedrooms and Living Area (Per Plan)
- Ceiling Fans in Master Bedroom and Living Room , White Toggle Switches

### Designer Kitchens

- Frigidaire Gallery® Stainless Steel Appliance Package multi-cycle Dishwasher, smooth top range with self cleaning oven, and Built in Microwave
- Stainless Vented Range Hood in Kitchen
- Frigidaire Gallery® Stainless Steel Side-by-side refrigerator with external ice and water dispenser
- 36 " & 42" Upper Staggered Height Standard with Crown Moldings and Hardware.
- Granite Countertops with 8" Under mount Sink (Granite Color choices from builders selections)
- 1/3 Horsepower Garbage Disposal
- Recessed Lighting Package in Kitchen

### Relaxing Baths

- Decorator Vanity Cabinets with Granite Countertops with integral Bowl
- Tile Shower in Master Bathroom W/ Semi Frameless Shower Door
- Dual Sinks in Master Bath
- Elongated Water Efficient Toilets
- Executive Height Vanities in All Bathrooms
- Anti-Scald Shower Faucets
- Extra Large Showers with Seat(s) (Per Plan)
- Linen Closets (Per Plan)
- Vented Exhaust Fans in All Baths
- Birch Cabinetry with Hardware
- Pedestal Sink in Powder Room (Per Plan)

