



Marsh Grass

A Beverly Homes Community

Welcome Home.....

Nestled off the South Causeway In Pawleys Island, Marsh Grass is a boutique community offering a relaxed, easy going lifestyle with convenience in mind.

NEIGHBORHOOD AND AREA FEATURES

- Offering Land and Home Packages starting in the \$300's
- Only 9 Homesites Currently Available
- Raised, Beach Style Homes with customizations available
- Impressive Standard Features and custom detail that most Builders don't include.

- Highly Desired Location off the South Causeway on Blackade Drive in Pawleys Island, just a short walk or golf cart ride to the blue Atlantic Ocean.
- Beverly Homes is one of the area Largest Homebuilders with over 35 years of Construction and Development Experience.

Floor Plans and Pricing

<u>The Canvasback-</u>	\$349,990	3 Bedroom 2 Bath	1,725 Htd sqft	3,860 Total sqft
<u>The Limpkin-</u>	\$374,990	3 Bedroom 2 Bath	2,024 Htd sqft	3,845 Total sqft
<u>The Causeway-</u>	\$429,990	4 Bedroom 4.5 Bath	2,400 Htd sqft	3,860 Total Sqft
<u>The Moorehen-</u>	\$449,990	4 Bedroom 3 Bath	2,530 Htd sqft	4,610 Total sqft

For More Information or to view Available Properties Please Call Adam Wilson at 843-222-9728 or email at adam@beverlyhomessc.com

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
- 9' High Ceilings on Main Level with 8' on Top Floor
- Upgraded Trim Package including Decorative 5.25 Speed Baseboard
- Ornamental Chair Rail w/ wainscoting in dining room. (Per Plan)
- Decorative Interior Hollow Core Doors
- Brushed Nickel Hardware on All Interior Doors
- Ventelates Closet Shelving throughout Closets
- 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 Stainless Steel Range Hood with Built in Microwave.
- 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)



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Exciting Exteriors

- Front Entry 2 Car Garages with 2 remotes
- Low Maintenance Premium James Hardie Composite Concrete Fiber Siding or Board and Batten (Per Plan)
- 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 Sodded 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
- 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
- Tankless Hotwater System
- 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
- All 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 install Included with Renewable Bond



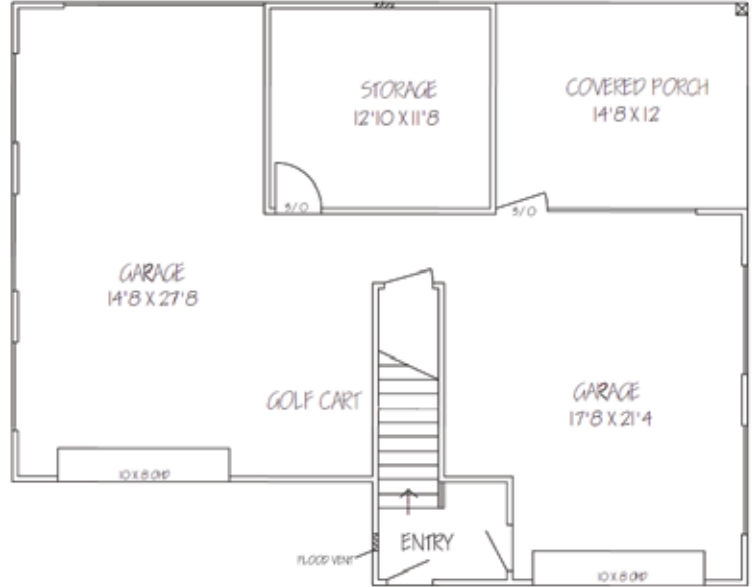
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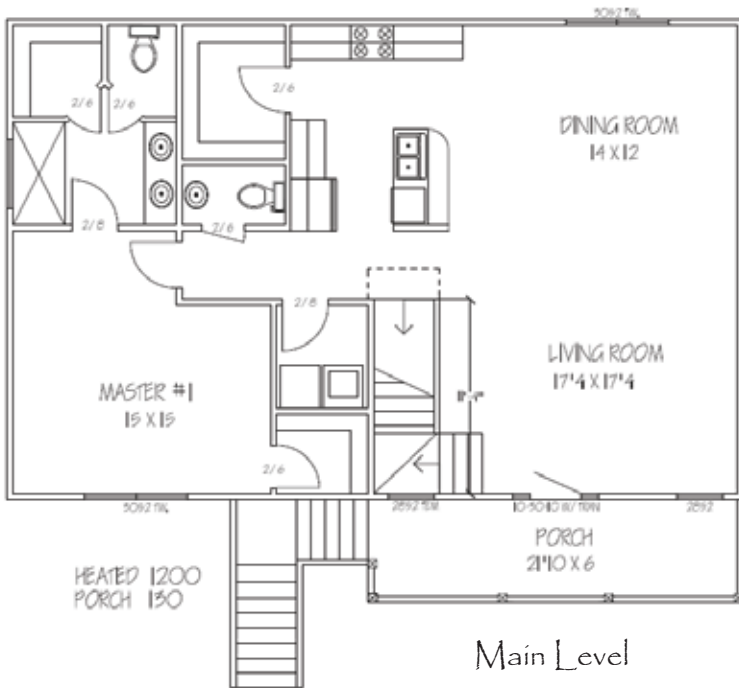
The Causeway



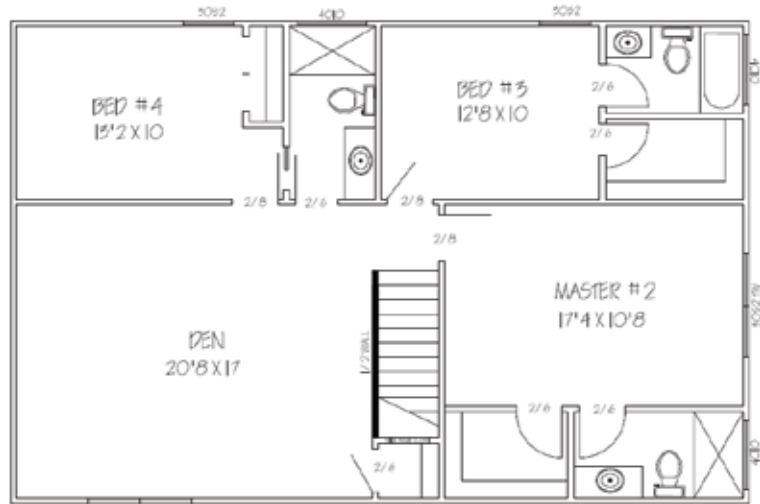
Front Elevation



Ground Level



Main Level



3rd Level

Total Square Feet - 3,860
Heated Square Feet - 2,400
Unheated Square Feet - 1,460



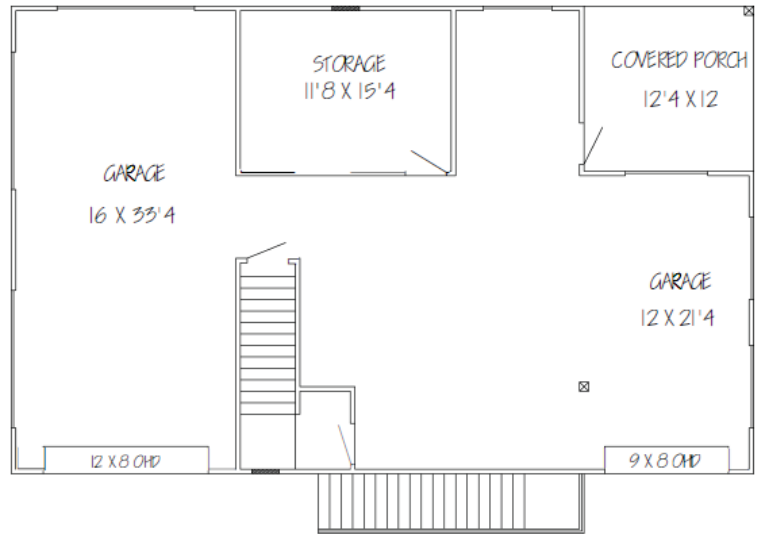
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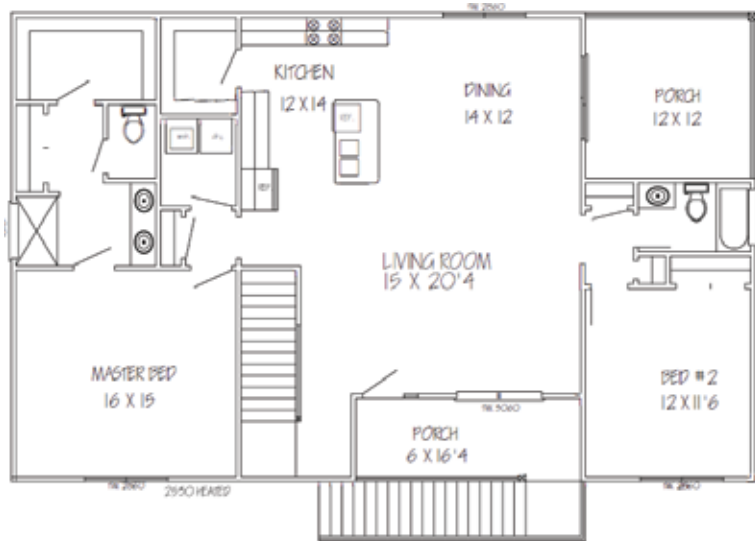
The Moorehen



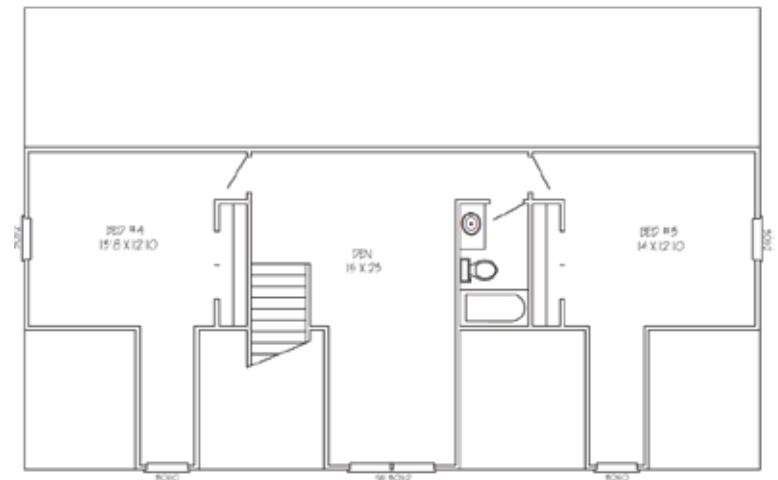
Front Elevation



Ground Level



Main Level



3rd Level

Total Square Feet - 4,610
Heated Square Feet - 2,530
Unheated Square Feet - 2,530



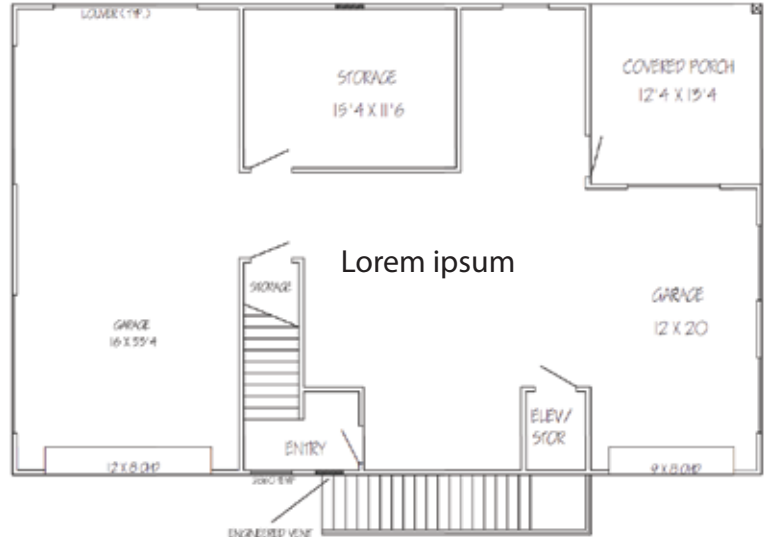
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The Limpkin



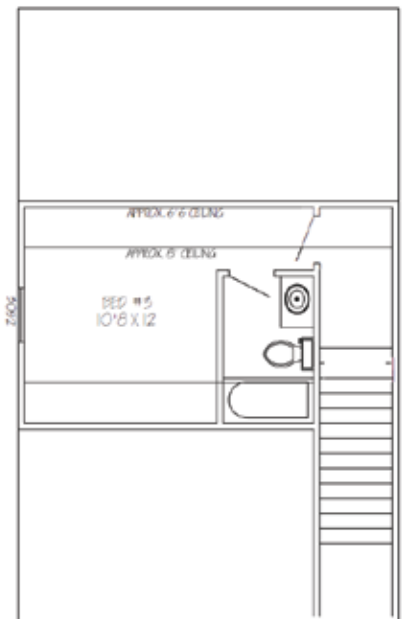
Front Elevation



Ground Level



Main Level



3rd Level

Total Square Feet - 3,845
Heated Square Feet - 2,021
Unheated Square Feet - 1,824



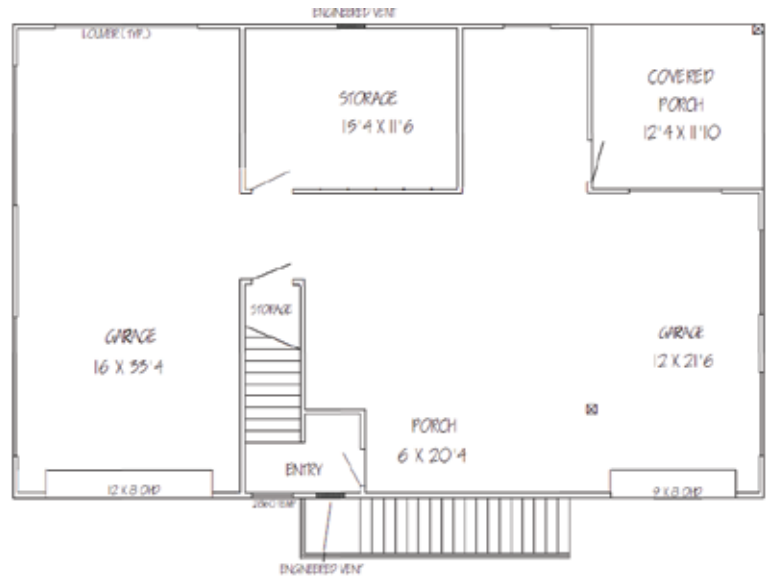
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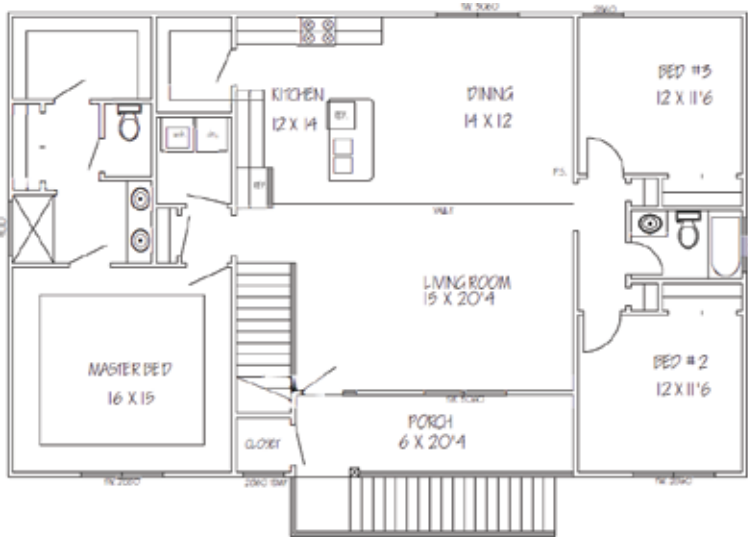
The Canvasback



Front Elevation



Ground Level



Main Level

Total Square Feet - 3,661
Heated Square Feet - 1,725
Unheated Square Feet - 1,935

