

# KINGSBURY

GEORGETOWN, SC



**SALES AGENT: Kevin Barry**

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📍 85 Moury Dr.  
Georgetown, SC 29440

## Community Highlights

- ❖ Home Customization Available
- ❖ 3, 4, & 5 Bedroom Models
- ❖ Privacy & Waterfront Lots
- ❖ 2 & 3 Car Garages
- ❖ Low Monthly HOA fees
- ❖ 3 Miles to Georgetown HarborWalk



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## Included Features

### Classic Finishing Touches

- 8' Ceilings on 1st Floor Standard with 8' on Second Floor Per Plan
- Smooth Finish Drywall Ceilings throughout Including Garage
- Fully Finished, Painted, and Trimmed Garage
- Vaulted and Tray Ceilings Per Plan
- Select Vinyl Floorings in Wet Areas
- Upgraded **Shaw®** Stain Resistant Carpet w/ 6lb Rebound Padding in Bedrooms, Living, Hallways, and Bonus rooms
- Upgraded Trim Package including 3.25 Decorative Base Board, 2 1/4" Casing, and arched openings per plan
- Decorative Cheyenne Design Interior Doors
- Distinctive 6 Panel Door from the Garage into the Home and Front Door
- Brushed Nickel Hardware on All Interior Doors
- Walk-in Closets with Ventilated Closet Shelving Including 1 Double Row in Master Bedrooms
- Decorator Chrome or Brushed Nickel Glass Light Fixtures (Per Plan)
- White Toggle Switches
- Pre-Wired with Data Lines in Predetermined locations throughout the home – All Bedrooms & Living (Per Plan)
- 2 fans in (Master Bedroom & Living Room) and Porches Per Plan

### Designer Kitchens

- Spacious Kitchen Plans Designed to entertain your guests and serve your family.
- Frigidaire® Energy Saving Stainless Steel Appliance Package including direct Vent Space Saver Microwave, multi-cycle Dishwasher, and Electric top range with self cleaning oven.
- **Aristokraft™** Profiled Birch Cabinets Standard with Gunmetal Hardware.
- Ice Maker Connection
- High Quality Formica With Stainless Steel Sink with Detached Faucet and Sprayer
- 1/3 Horsepower Energy Efficient Garbage Disposal
- Recessed Lighting Package in Kitchen

### Relaxing Baths

- **Aristokraft™** Decorative Vanity Cabinets
- Durable Cultured Marble Countertops
- Elongated Water Efficient Toilets
- Executive Height Vanities in All Bathrooms
- Anti-Scald Shower Faucets
- 5' Extra Large Showers with Seat (s)
- Linen Closets per Plan
- Vented Exhaust Fans in All Baths
- Decorative Towel Rods and Toilet Paper Holders
- Full Length Vanity Mirrors

*"Ask Your Sales Counselor about Custom Home Changes to Make your New Home Truly Yours!"*

**TRADITION**  
S E R I E S



### Exciting Exteriors

- **Cloplay®** Steel Reinforced Overhead Garage Door
- **Liftmaster™** 3/4 HPs Chain Drive Opener w/ Built-In Camera & **MYQ Connectivity** for mobile Operation.
- **Royal™** Low Maintenance Premium Vinyl Siding provides a long lasting, easy to clean exterior
- Covered Front and Rear Porches per Plan
- Maintenance Free Soffits and Fascia
- **YKK™ Styleview** Low E Vinyl Windows-Insulated Glass w/ Screens offering Reliability, Comfort & Safety
- Professionally Designed Landscape Package in include Sodded Yards (14 Pallet Max) Beautiful Landscaped and Mulched Beds along Front of Home
- Exterior Weatherproof GFI Protected Electrical Outlets (Per Plan)
- High Performance **GAF®** Architectural Shingles
- Concrete Walkways and Driveways
- Grilling Patio-Sized per plan
- Security Deadbolts on all Exterior Doors
- 2 Hose Bibs included on Both Sides of Home
- Shutters on Front Windows Per Plan
- Garage Coach Lights on Both Sides of Garage Door
- 3 Exterior Weather Protected Outlets
- Water Main Shutoff Valve Conveniently located

### Dependable Warranties

- Full-time Beverly Homes Customer Core Department
- One-Year Coverage on Materials and Workmanship\*\*
- **Sentricon™** Termite Colony Elimination System, the number one choice of builders and homeowners, with renewable Bond
- Pre-settlement orientation with your Construction Manager
- 175 Point Quality Assurance Inspection

### Energy Efficient Designs and Quality Construction

- 14.3 SEER2 Central Air Conditioning w/ Energy Efficient Heat Pump; Space Conditioned Design & Accurate Load Calculation for HVAC Comfort
- 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" on Centers which provides a more structurally sound home
- 200 Amp Electrical Service w/ Copper Wiring
- Extended 10 Year Warranty Option on HVAC Equipment
- Digital Thermostat
- **Ion™** Gray Smart Thermostat
- True Engineered Roof Truss System
- **Homeguard™**High Performance Barrier to guard against Water, Moisture, air filtration
- Soil Compaction tests on every home site prior to concrete placement.
- Monolithic slab that provides a solid foundation
- All Building Plans Engineer sealed

### Homes Security and Safety

- Deadbolt locks and Handle sets on Exterior Doors (Per Plan)
- Smoke Detectors
- Flood Lighting on Front and Rear Home with Coach Lights By Garage
- See Sales Consultant for Available Security and Smart Home Options & Automations



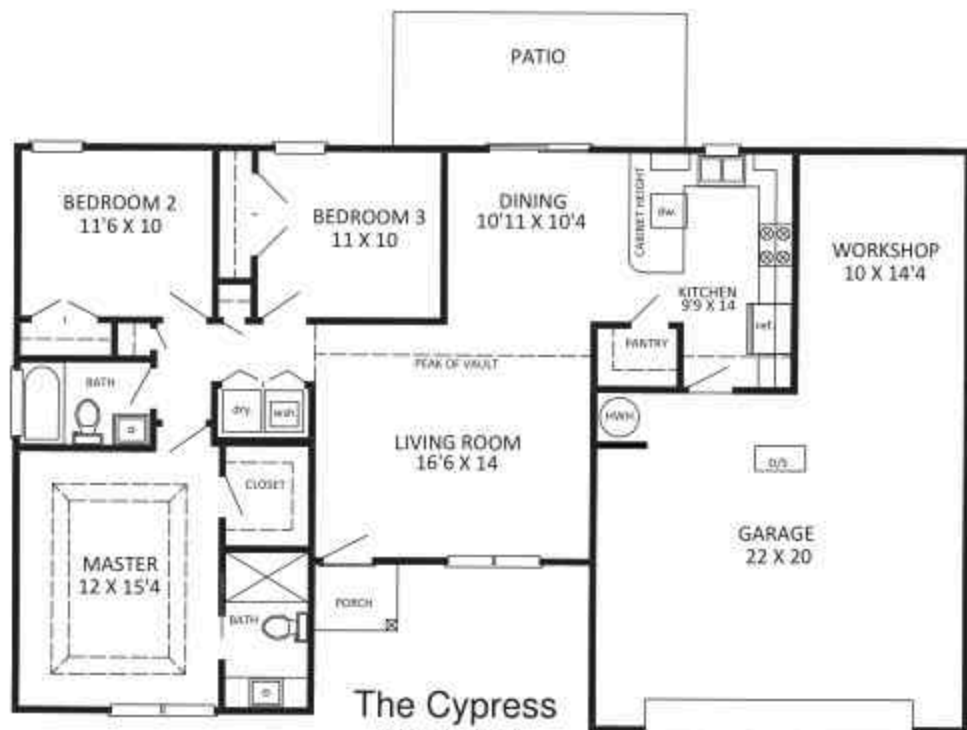
**Note:** Beverly Homes offers Home Customization & Upgrades. Please contact:  
Kevin Barry | (843) 424-0126





**KINGSBURY**  
GEORGETOWN, SC

## The Cypress



The Cypress  
1209 HTD  
629 UHTD  
1838 TOTAL



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## The Drawbridge



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**KINGSBURY**  
GEORGETOWN, NC

## The Sewee



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**KINGSBURY**  
GEOGETOWN, SC

## The Rylee II



**The Rylee II**  
1320 HTD  
550 UHTD  
1870 TOTAL



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**KINGSBURY**  
GEORGETOWN, SC

## The Cypress 4 Bed



**The Cypress- 4 Bed**  
1360 HTD  
478 UHTD  
1838 TOTAL



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**KINGSBURY**  
GEORGETOWN, NC

## The Key Largo



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**KINGSBURY**  
GEORGETOWN, SC

## The Key Largo 4



**The Key Largo 4**  
1531 HTD  
561 UHTD  
2092 TOTAL



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**KINGSBURY**  
GEORGETOWN, SC

## The Oak II

The Oak II  
1416 HTD  
573 UHTD  
1989 TOTAL



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**KINGSBURY**  
GEORGETOWN, SC

## The Oak II 3 Car



**The Oak II 3 Car**  
1416 HTD  
790 UTHD  
2206 TOTAL



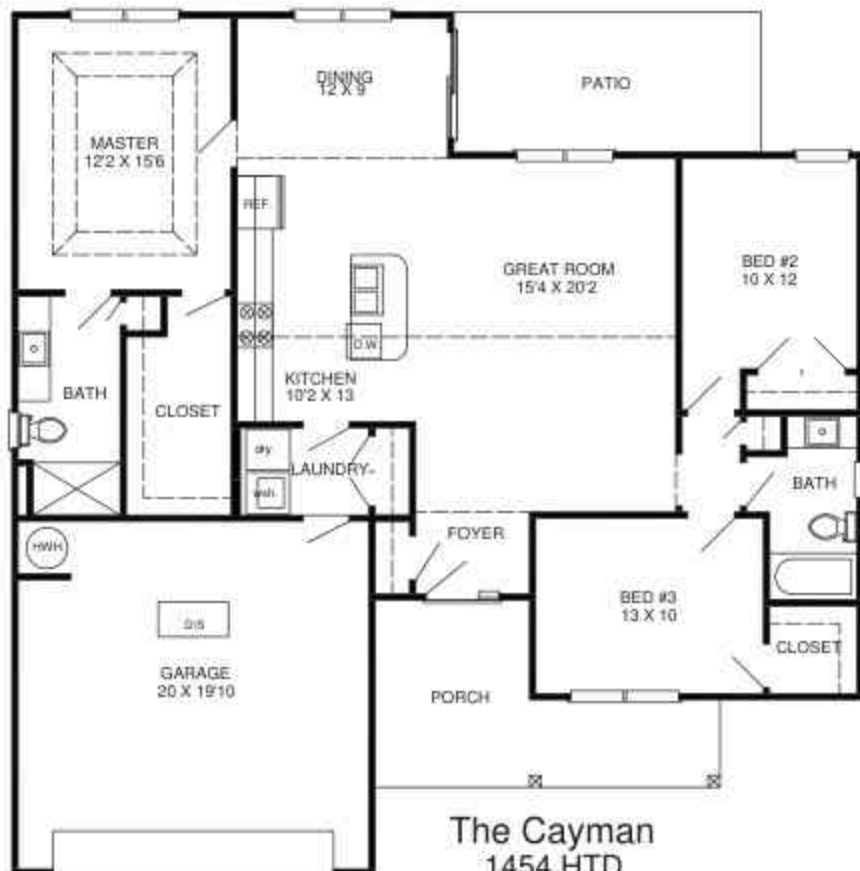
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**KINGSBURY**  
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## The Cayman



**The Cayman**  
1454 HTD  
563 UHTD  
2017 TOTAL



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## The Mingo

The Mingo  
1494 HTD  
759 UHTD  
2253 TOTAL



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**KINGSBURY**  
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# The Dogwood



**The Dogwood**  
1503 HTD  
586 UHTD  
2089 TOTAL



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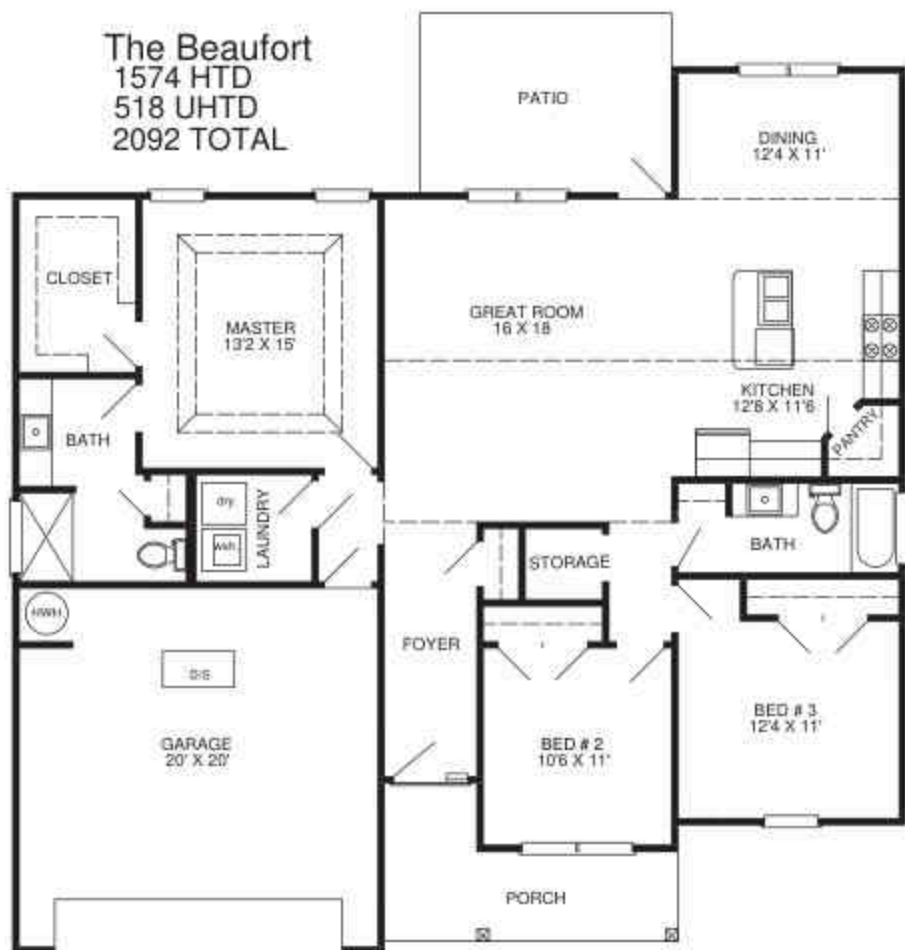




KINGSBURY  
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## The Beaufort

The Beaufort  
1574 HTD  
518 UHTD  
2092 TOTAL



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## The Laurel Oak

The Laurel Oak  
1595 HTD  
605 UHTD  
2200 TOTAL



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## The Sanibel

The Sanibel  
1701 HTD  
591 UHTD  
2292 TOTAL



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