



COOPER'S

BLUFF

Myrtle Beach, SC



SALES AGENT: Mark Beutel

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Myrtle Beach, SC 29588

Community Highlights

- ❖ Home Customization Available
- ❖ Intracoastal Waterfront Community
- ❖ Kayak/Canoe Launch to River
- ❖ Public Boat Launch a Half-Mile Away
- ❖ Convenient Access to Hwy 31 & 544
- ❖ Only 10 Miles to the Coast



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Standard Features

Classic Finishing Touches

- Smooth Finish Drywall Ceilings throughout, Including Garage
- Fully Finished, Painted, & Trimmed Garage
- Garage Attic Space Floored for Storage; Drop-Down Stair Access (Per Plan)
- Vaulted & Tray Ceilings (Per Plan)
- 9' Ceilings on Main Level w/ 8' on Second Floor (Per Plan)
- Select Hardwoods, Laminate, or Tile Flooring in Foyer, Kitchen, Dining Area, Living Room, Bathrooms, Hallways, & Laundry Room (Per Plan)
- Upgraded **Shaw®** Stain Resistant Carpet w/ 6lb Rebound Padding in Bedrooms & Closets
- Upgraded Trim Package, including Decorative 5.25" Speed Base Board, 3.25" Casing, & Arched Openings (Per Plan)
- Decorative Cheyenne Style Interior Hollow Core Doors
- Distinctive 6-Panel Door from Garage into Home & Front Door
- Brushed Nickel Hardware on All Interior Doors
- Walk-In Closets w/ Ventilated Closet Shelving, Including 1 Double Row in Master Bedrooms
- Decorative Chrome or Brushed Nickel Glass Light Fixtures (Per Plan)
- Pre-Wired with Data Lines in Predetermined locations throughout the home – All Bedrooms & Living (Per Plan)
- Ceiling Fans in Master Bedroom, Living Room, & Porches (Per Plan); White Toggle Switches

Designer Kitchens

- **Frigidaire®** Energy-Saving Stainless Steel Appliance Package w/ Direct Vent Space Saver Microwave, Multi-Cycle Dishwasher, & Smooth-Top Range w/ Self-Cleaning Oven
- **Aristokraft®** Profiled Birch Cabinetry w/ Gunmetal Hardware
- Ice Maker Connection
- High-Quality Granite Countertops w/ Stainless Steel Undermount Sink & Faucet w/ Detached Sprayer
- 1/3 Horsepower Garbage Disposal
- Recessed Lighting Package in Kitchen

Relaxing Baths

- **Arisokraft®** Decorative Vanity Cabinets
- Durable Cultured Marble Countertops
- Elongated Toilets
- Executive Height Vanities in All Bathrooms
- Anti-Scald Shower Faucets
- 5' Extra-Large Showers w/ Seat(s) (Per Plan)
- Linen Closets (Per Plan)
- Vented Exhaust Fans in All Baths
- Decorative Towel Rods & Toilet Paper Holders
- Full-Length Vanity Mirrors

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



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— B L U F F —

Standard Features

Exciting Exteriors

- Front Entry 2-Car Steel Reinforced Garage Door w/ **Liftmaster®** Door Lift w/ **MYQ Connectivity** for Mobile Operation
- James Hardie®** Low Maintenance Premium Composite Concrete Fiber Siding
- GAF Timberline®** High-Performance Architectural Shingles
- Covered Front & Rear Porches (Per Plan)
- Maintenance-Free Soffits & Fascia
- Professionally Designed Landscape Package to include Sodded Yards (14 Pallet Max) & Mulched Beds (Per Landscape Plan)
- Exterior Weatherproof GFI Protected Electrical Outlets (Per Plan)
- Concrete Walkways & Driveways
- Covered Lanais w/ Ceiling Fan Kit (Per Plan)
- Grilling-Sized Patio (Size & Height Per Plan)
- 2 Hose Bibs Included (One on Each Side of Home)
- Shutters on Front Windows (Per Plan)
- Water Main Shutoff Valve Located in the Garage

Home Security & Safety

- Security Deadbolt Locks & Handlesets on Exterior Doors (Per Plan)
- Tempered Glass Windows (Per Code)
- Flood Lighting on Front & Rear of Home w/ Coach Lights on Both Sides of Garage Door
- Smoke Detectors - Pre-Wired w/ Battery Backup
- Pre-Wired for Security System; See Sales Consultant for Available Packages & Add-Ons.

Energy-Efficient Designs & Quality Construction

- Fiberglass Insulated Craftsman-Style Entry Door w/ Brushed Nickel Handle Set
- YKK® Styleview** Low E Glass Single-Hung Tilt-In Vinyl Windows w/ Screens; Patio Doors (Per Plan)
- 14.3 SEER2 Central Air Conditioning w/ Energy-Efficient Heat Pump; Space Conditioned Design & Accurate Load Calculation for HVAC Comfort
- Extended 10 Year Warranty *Option* on HVAC Equipment
- Energy-Efficient Quick Recovery Hot Water Heater
- Washer & Dryer Hook-Up w/ Dryer Vent
- Fiberglass Insulation: Exterior Sidewalls R-13 or R-19 (Per Plan)
- R-30 Ceiling Insulation, Keeping You Cool in Summer & Warm in Winter
- Homeguard®** High-Performance Barrier to Guard against Water, Moisture, & Air Filtration
- All Walls Framed 16" Centers
- 200 Amp Electrical Service w/ Copper Wiring
- Digital Thermostat
- True Engineered Roof Truss System
- Soil Compaction Tests before Concrete Placement
- Raised Slab that Provides a Solid Foundation
- All Building Plans - Engineer Sealed

Dependable Warranties

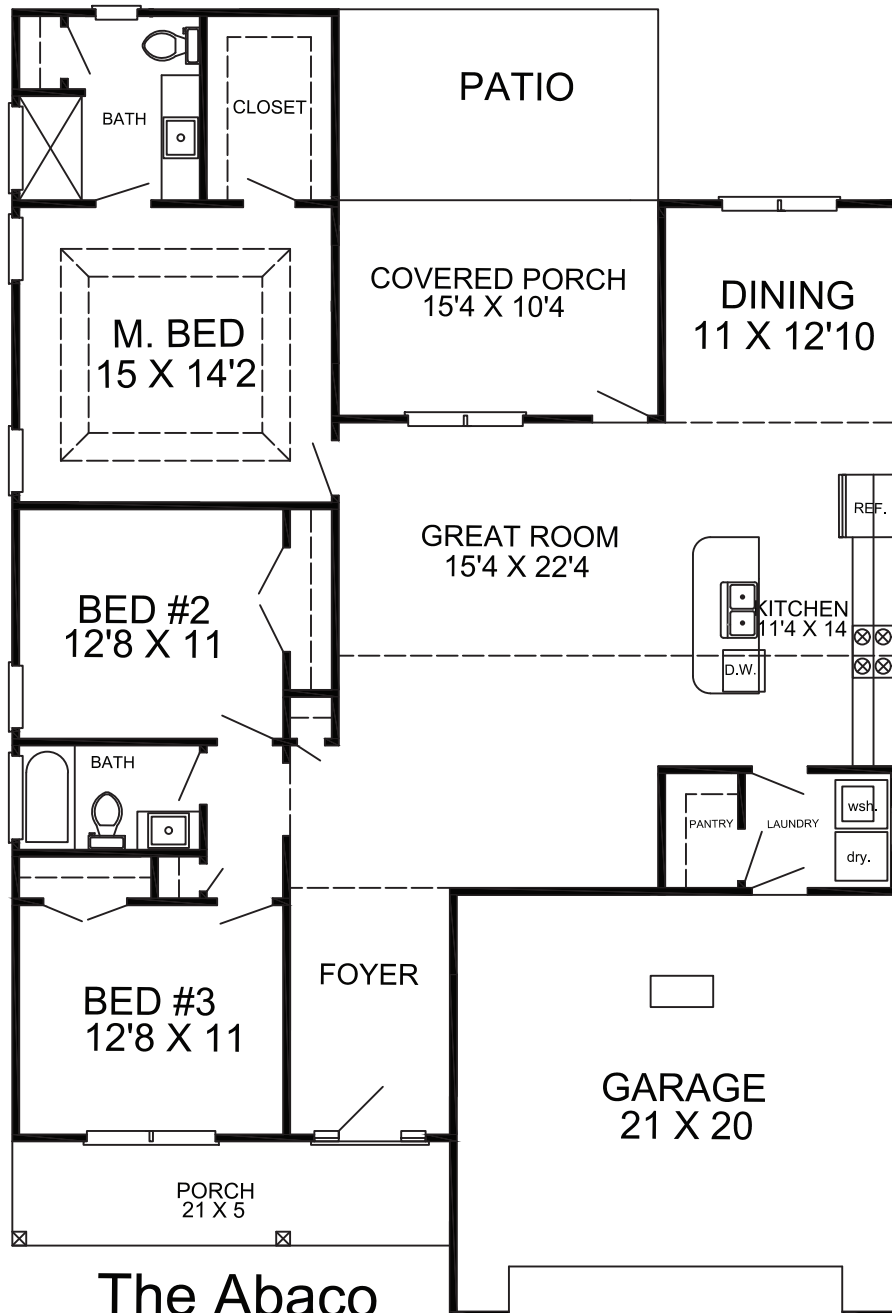
- Sentricon®** Termite Colony Elimination System
- Full-Time Beverly Homes Customer Service Dept.
- One-Year Coverage on Materials & Workmanship**
- Pre-Closing Homeowner Orientation





COOPER'S
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The Abaco



The Abaco
1660 HEATED
700 UNHEATED
2360 TOTAL



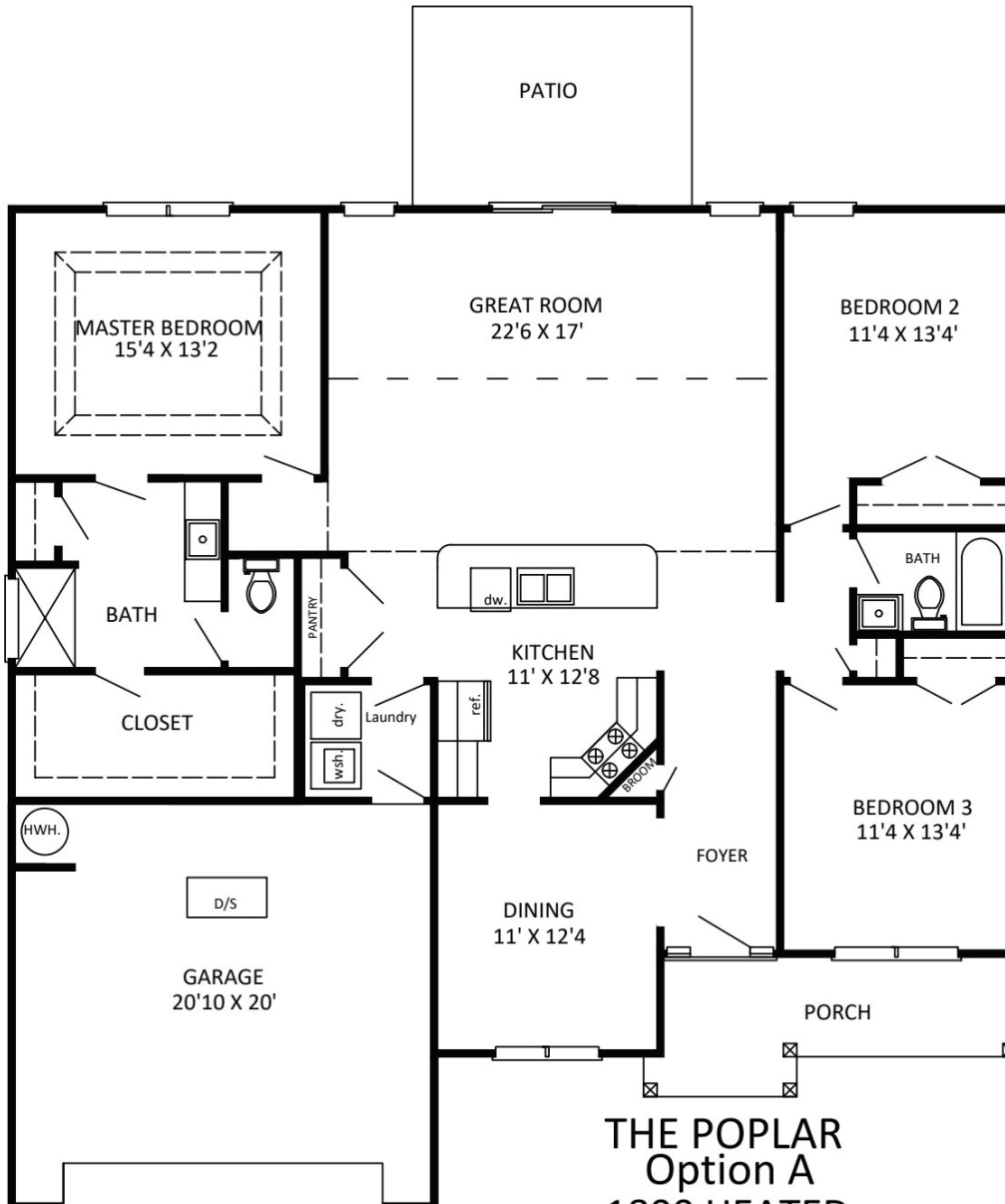
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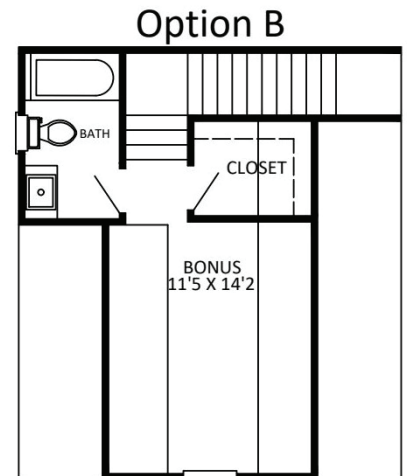


COOPER'S
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The Poplar



THE POPLAR
Option A
1800 HEATED
536 UNHEATED
2336 TOTAL

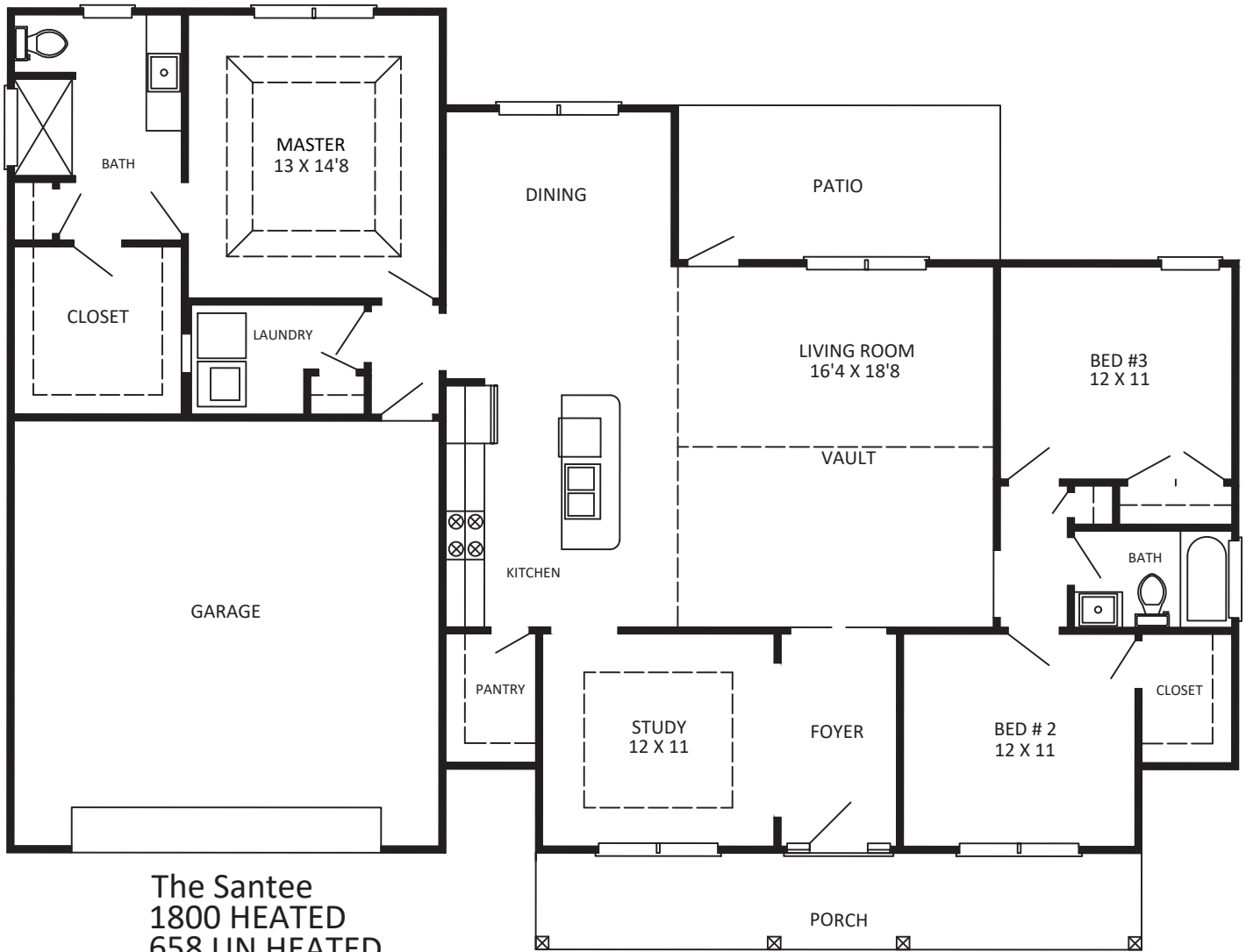


THE POPLAR
1855 HEATED
295 BONUS
2150 HEATED TOTAL
699 UNHEATED
2849 TOTAL





The Santee



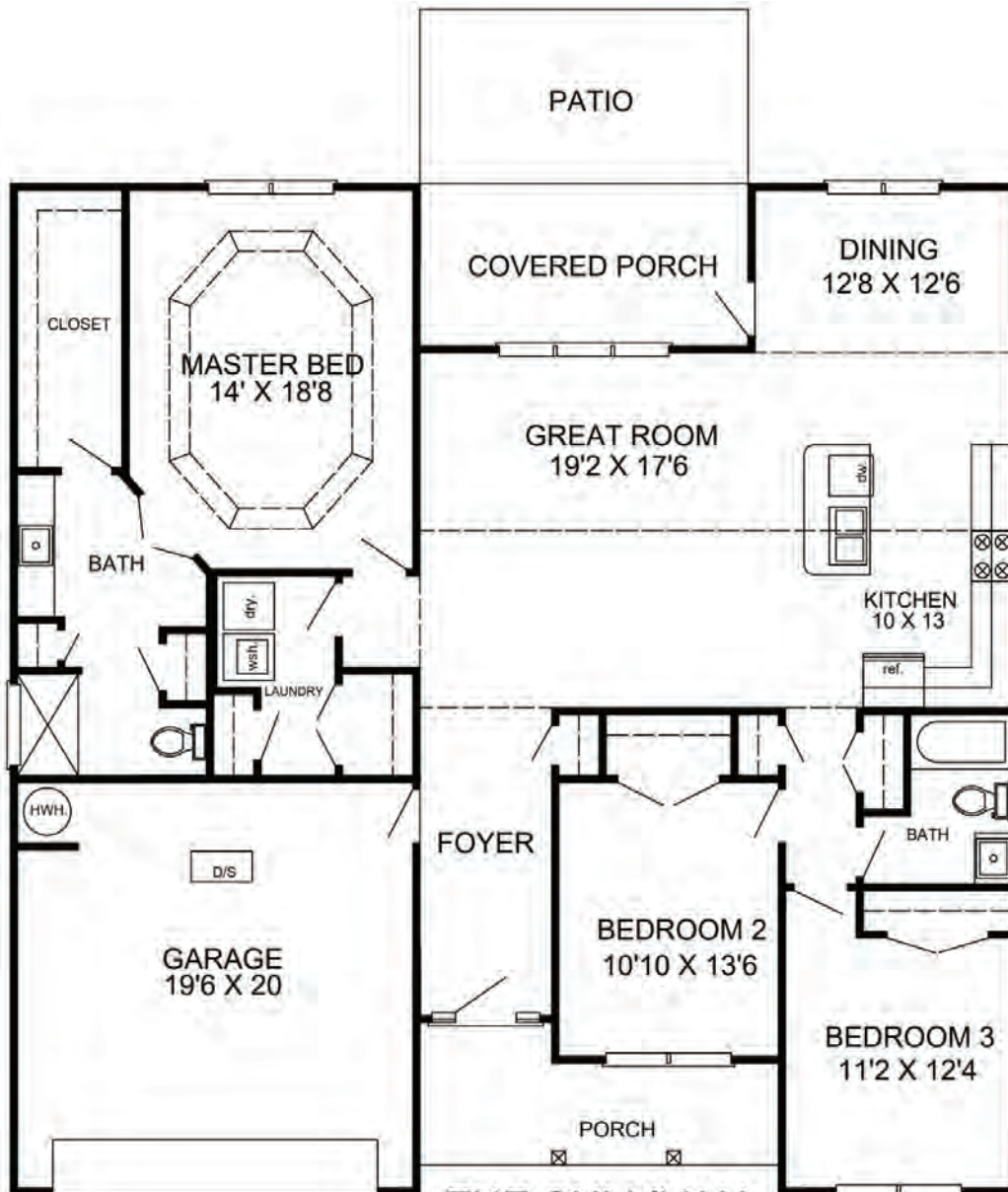
The Santee
 1800 HEATED
 658 UN HEATED
 2458 TOTAL





COOPER'S
BLUFF

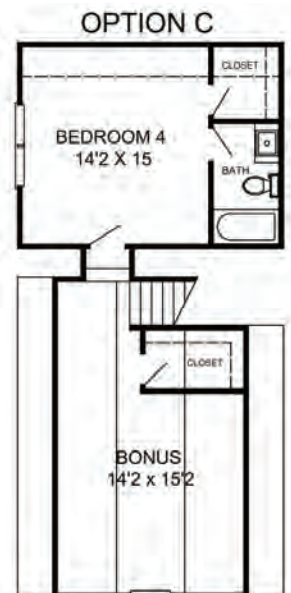
The Sullivan



**THE SULLIVAN
OPTION A**
1812 HEATED
636 UNHEATED
2448 TOTAL



THE SULLIVAN
1850 HEATED
289 BONUS
2139 HEATED TOTAL
672 UNHEATED
2811 TOTAL



THE SULLIVAN
1853 HEATED
654 UPPER LEVEL
2507 HEATED TOTAL
668 UNHEATED
3175 TOTAL

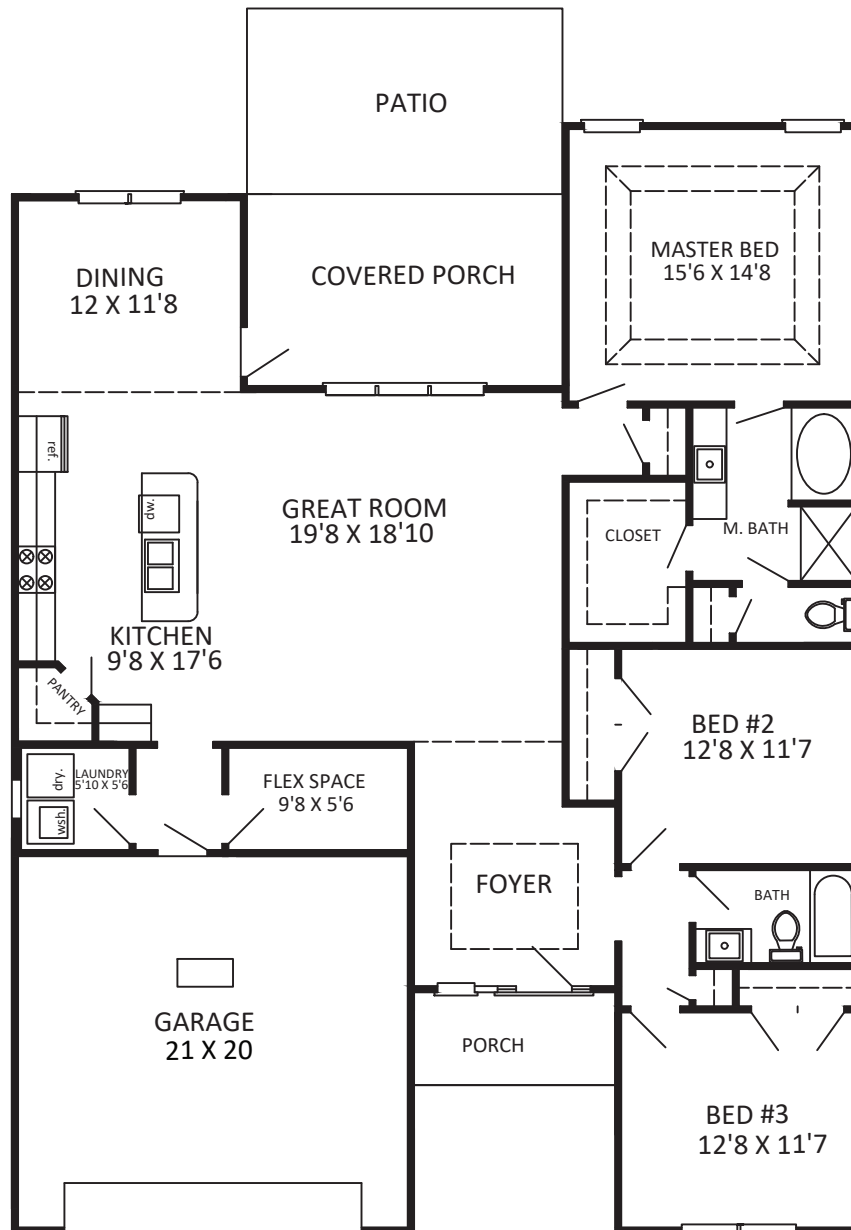


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The Hepsworth



The Hepsworth

1874 HEATED
668 UNHEATED
2542 TOTAL



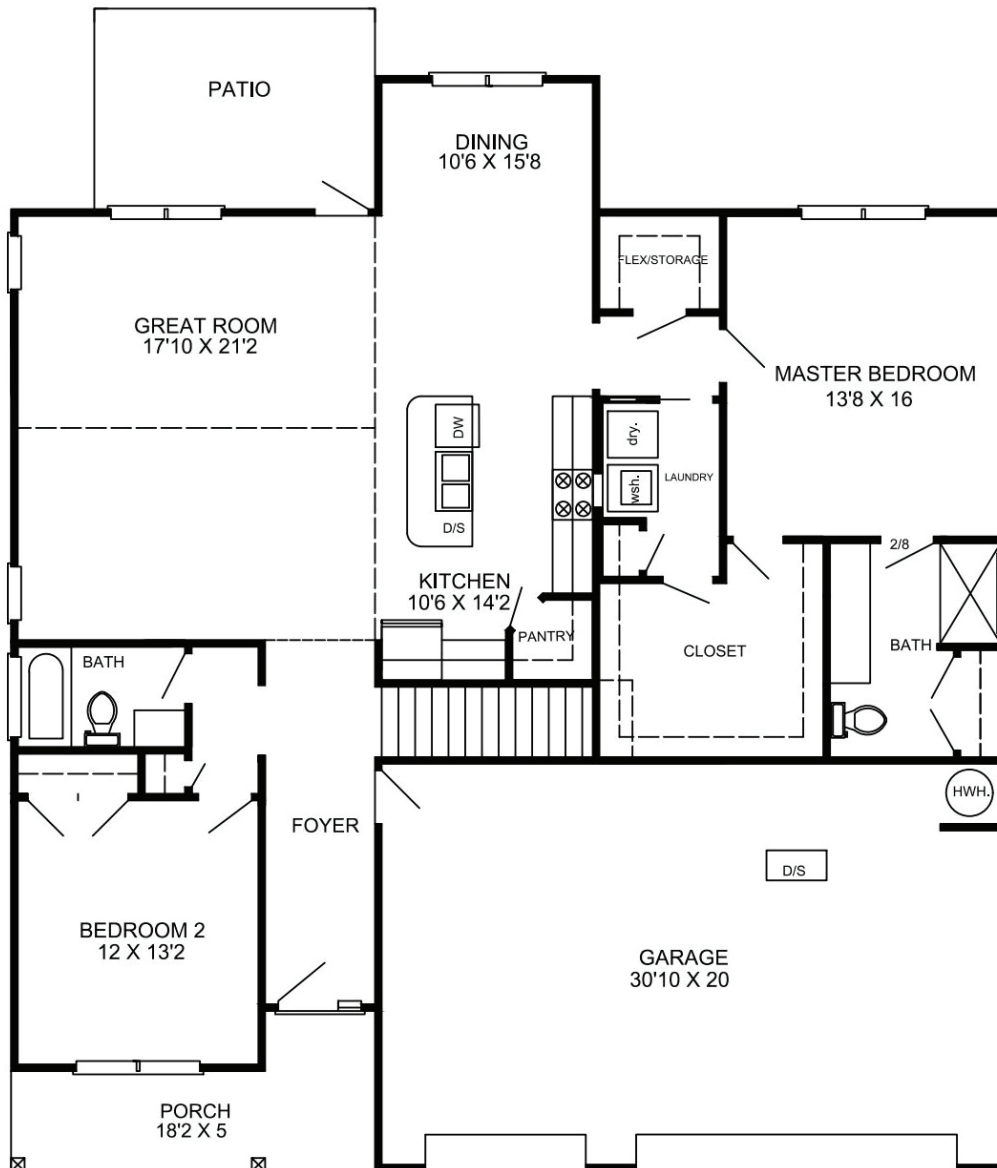
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COOPER'S
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The Corolla

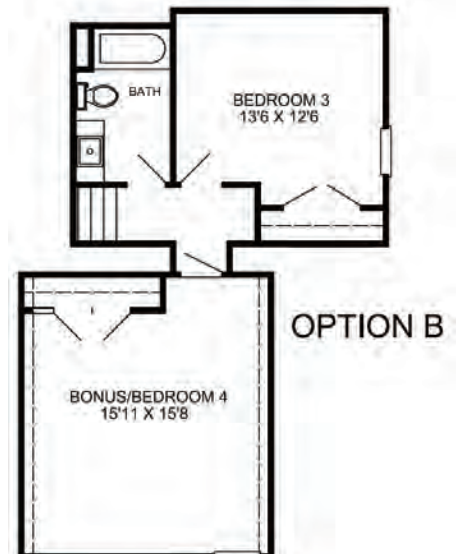


OPTION A



COROLLA
1715 HEATED
315 UPSTAIRS
2030 TOTAL HEATED
744 UNHEATED
2774 TOTAL

COROLLA
1715 HEATED
630 UPSTAIRS
2345 TOTAL HEATED
744 UNHEATED
3089 TOTAL



OPTION B



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