

KINGSBURY

GEORGETOWN, SC



SALES AGENT: Caleb Coblentz

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☎ (843) 283-8756

📍 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



Best Home Builder & Best Residential Real Estate Developer

Best Residential Real Estate Developer

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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



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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:

Caleb Coblentz | (843) 283-8756



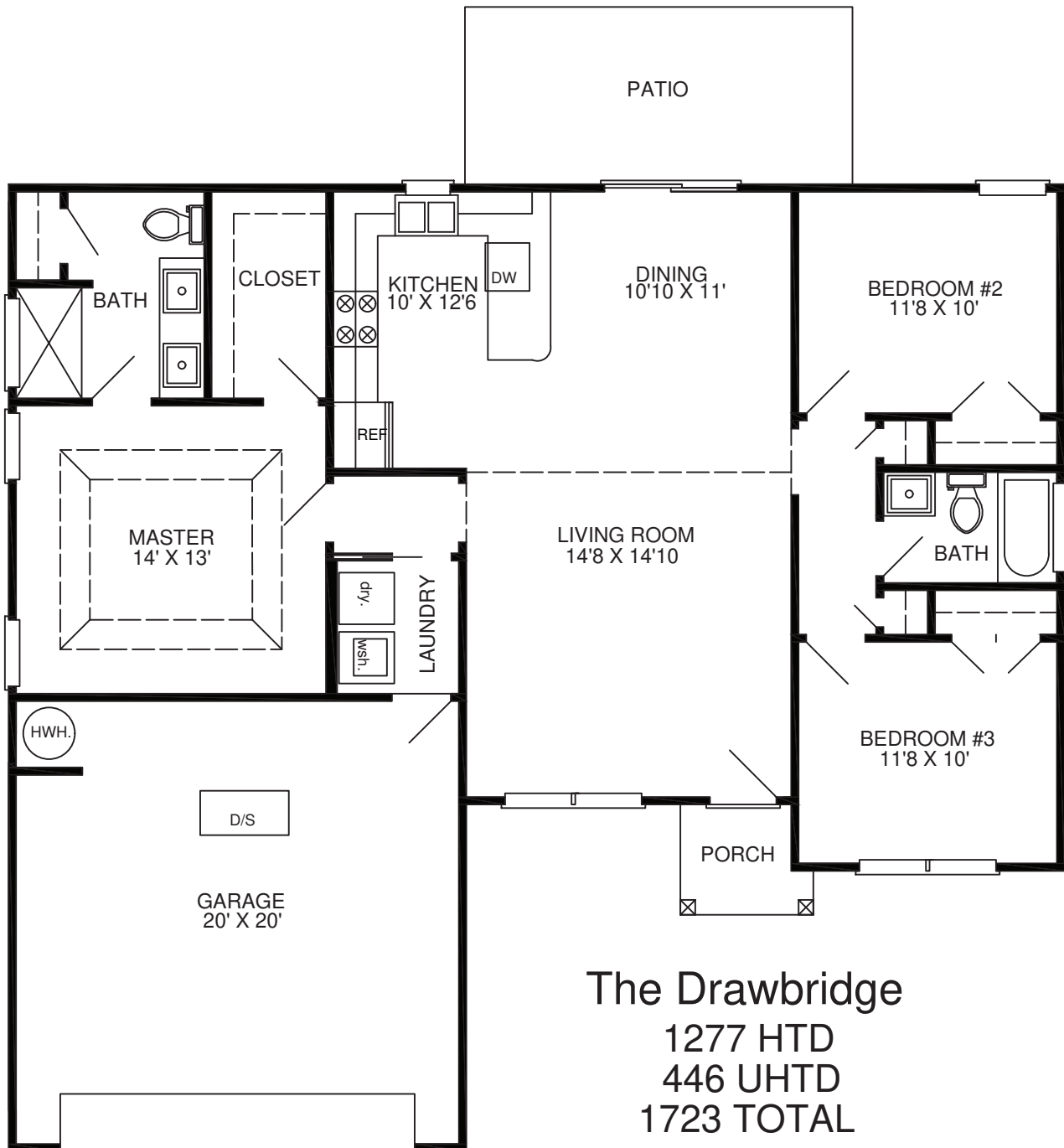
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The Drawbridge



The Drawbridge
1277 HTD
446 UHTD
1723 TOTAL



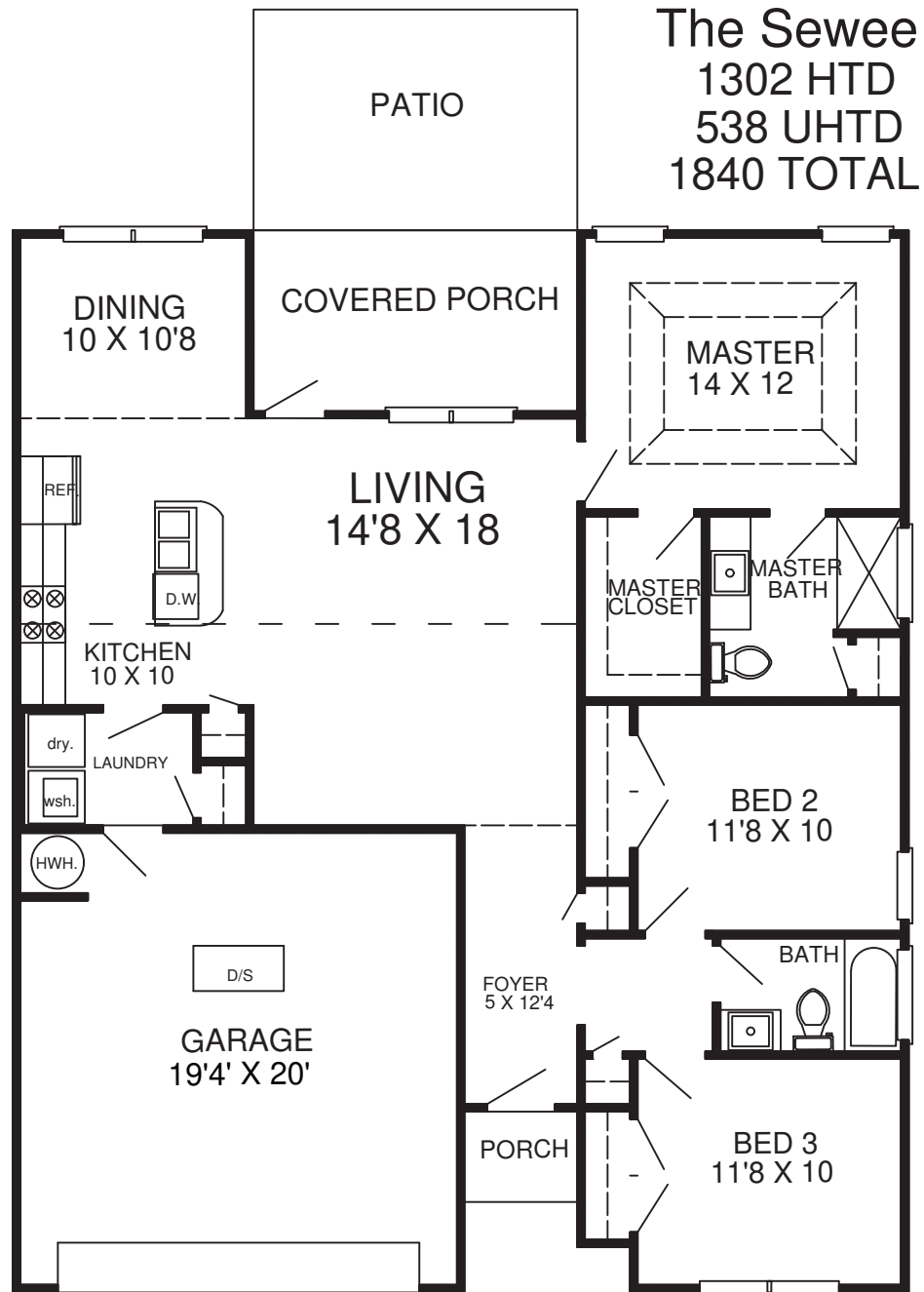
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The Sewee



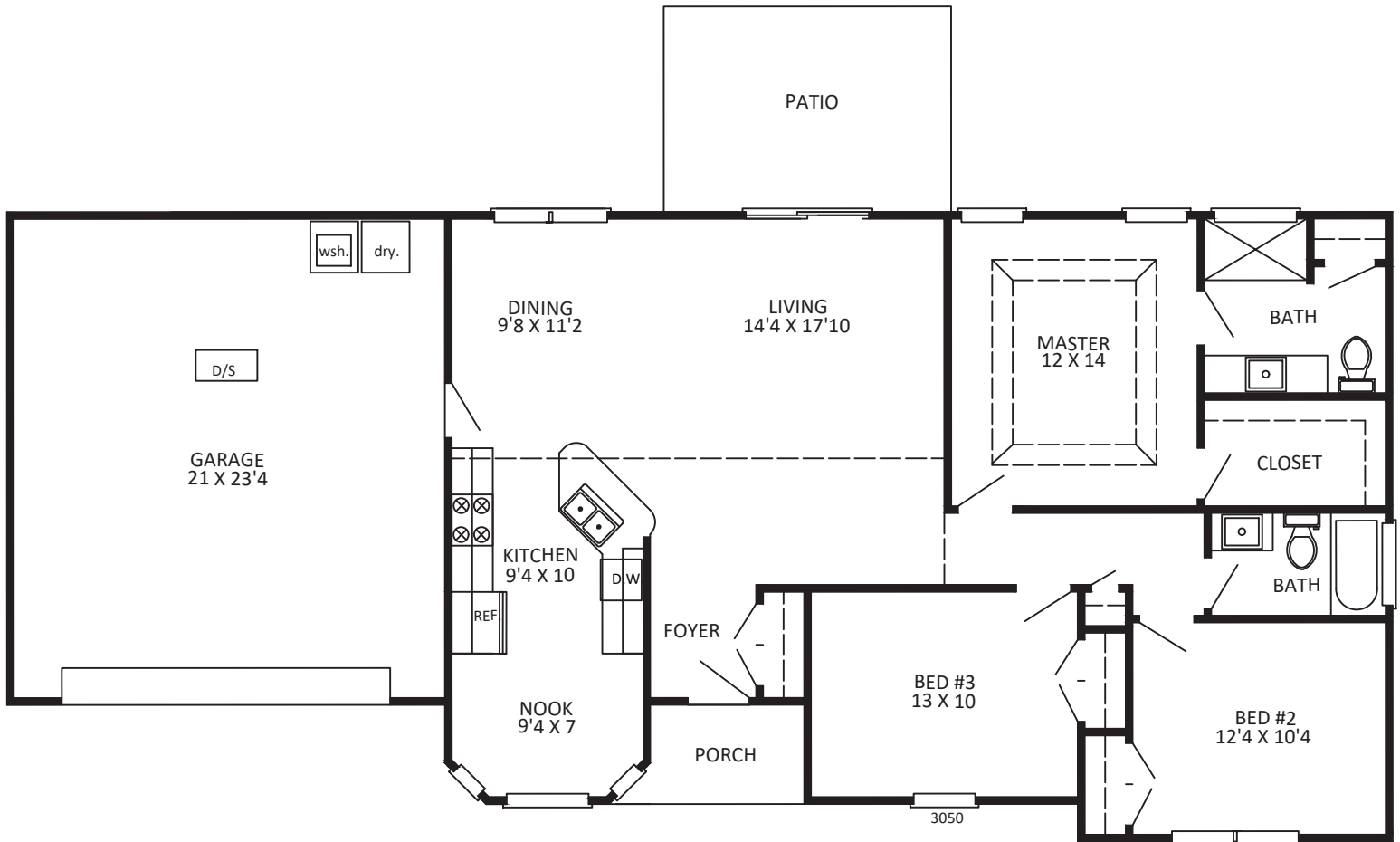
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The Rylee II



The Rylee II
1320 HTD
550 UHTD
1870 TOTAL



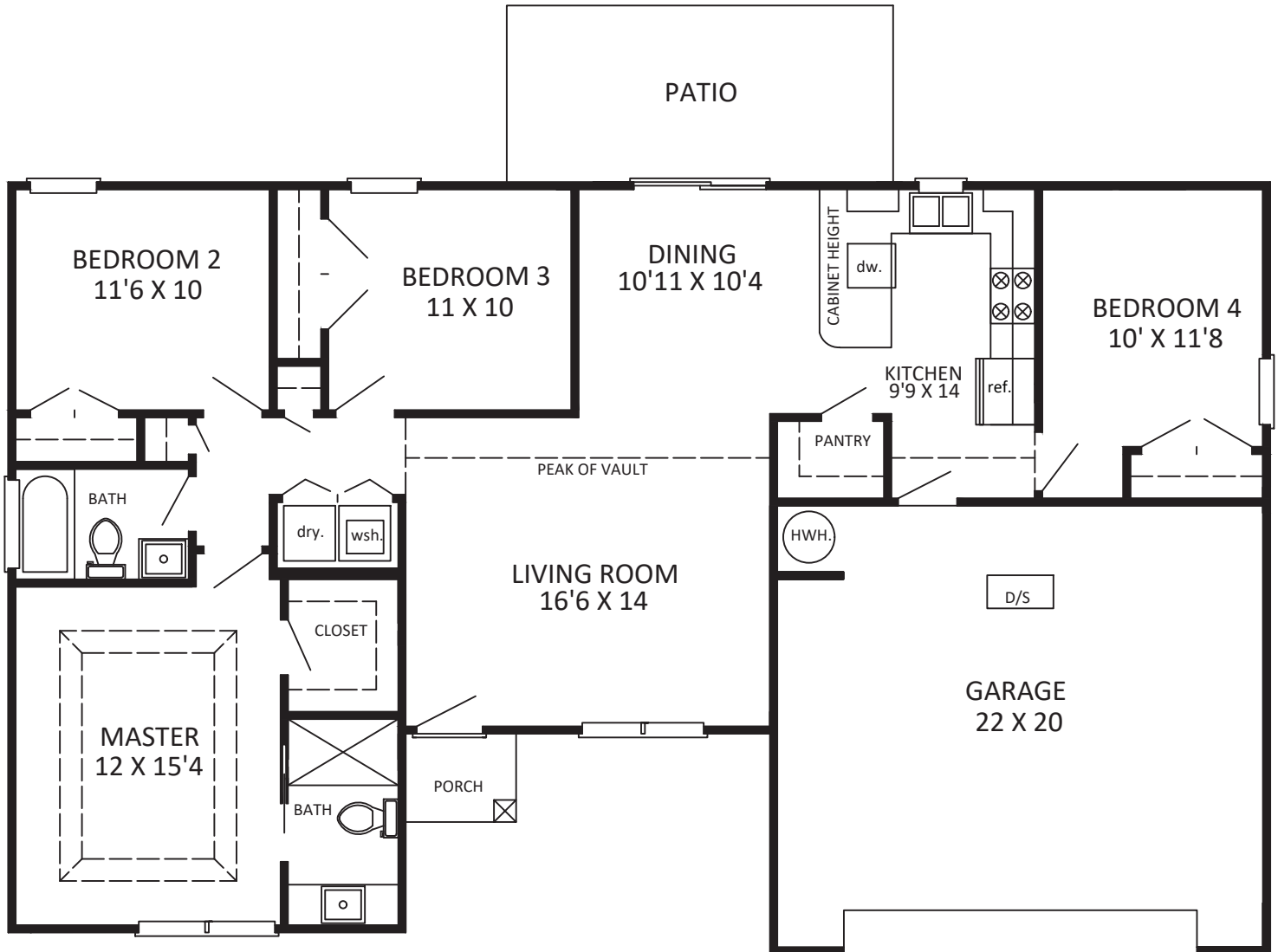
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The Cypress 4 Bed



The Cypress- 4 Bed
1360 HTD
478 UHTD
1838 TOTAL



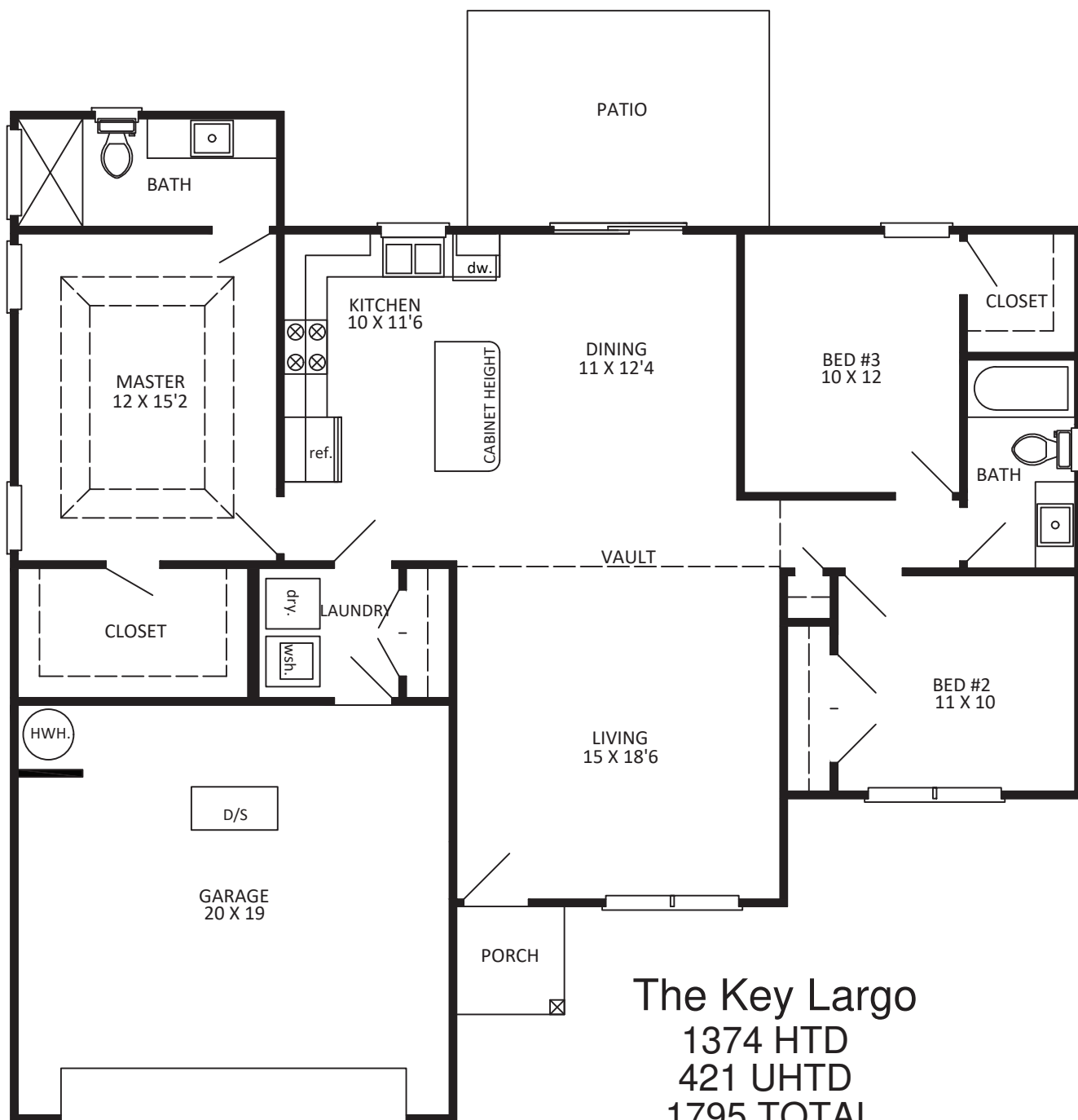
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The Key Largo



The Key Largo
1374 HTD
421 UHTD
1795 TOTAL



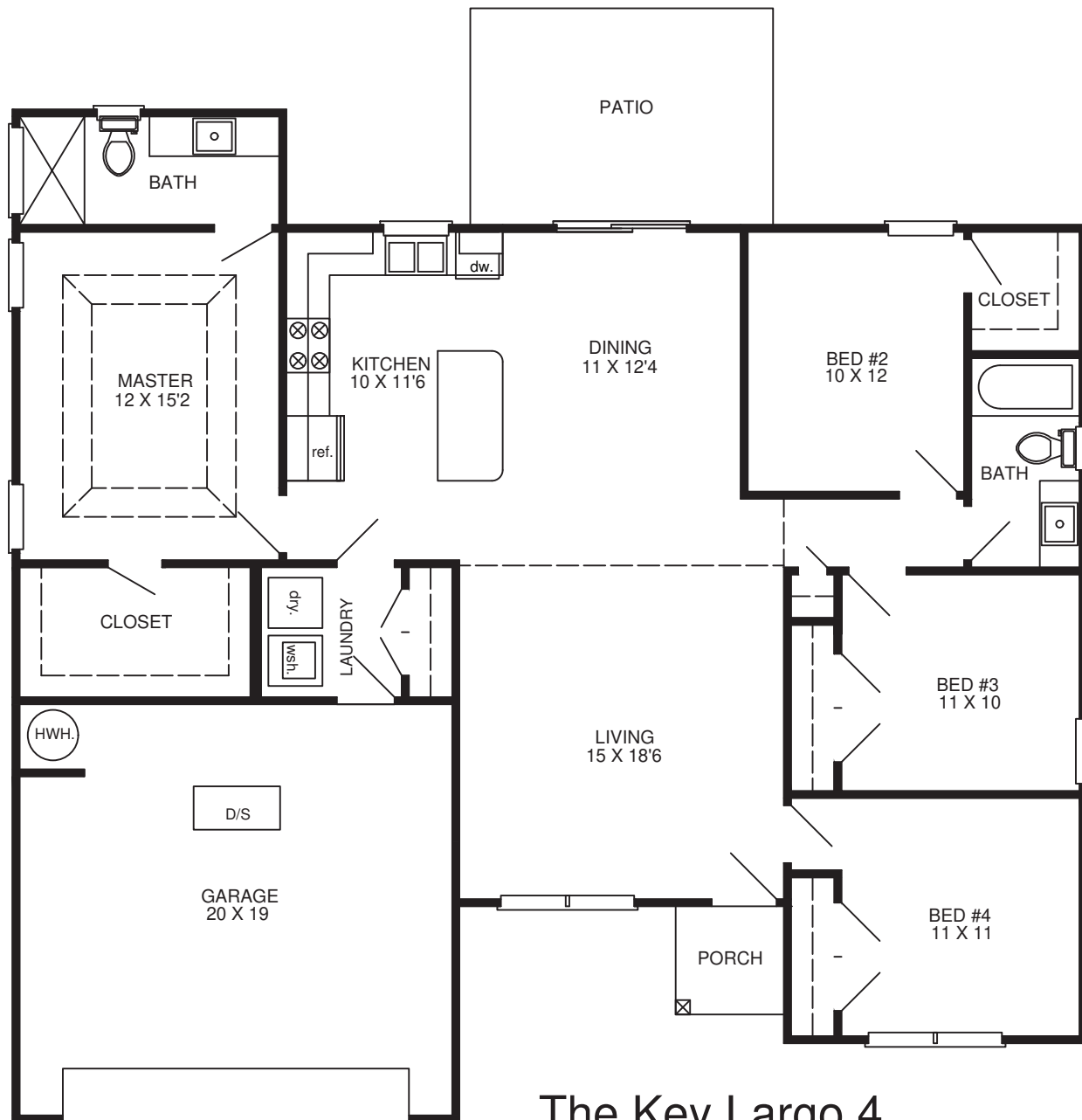
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The Key Largo 4



The Key Largo 4
1531 HTD
561 UHTD
2092 TOTAL



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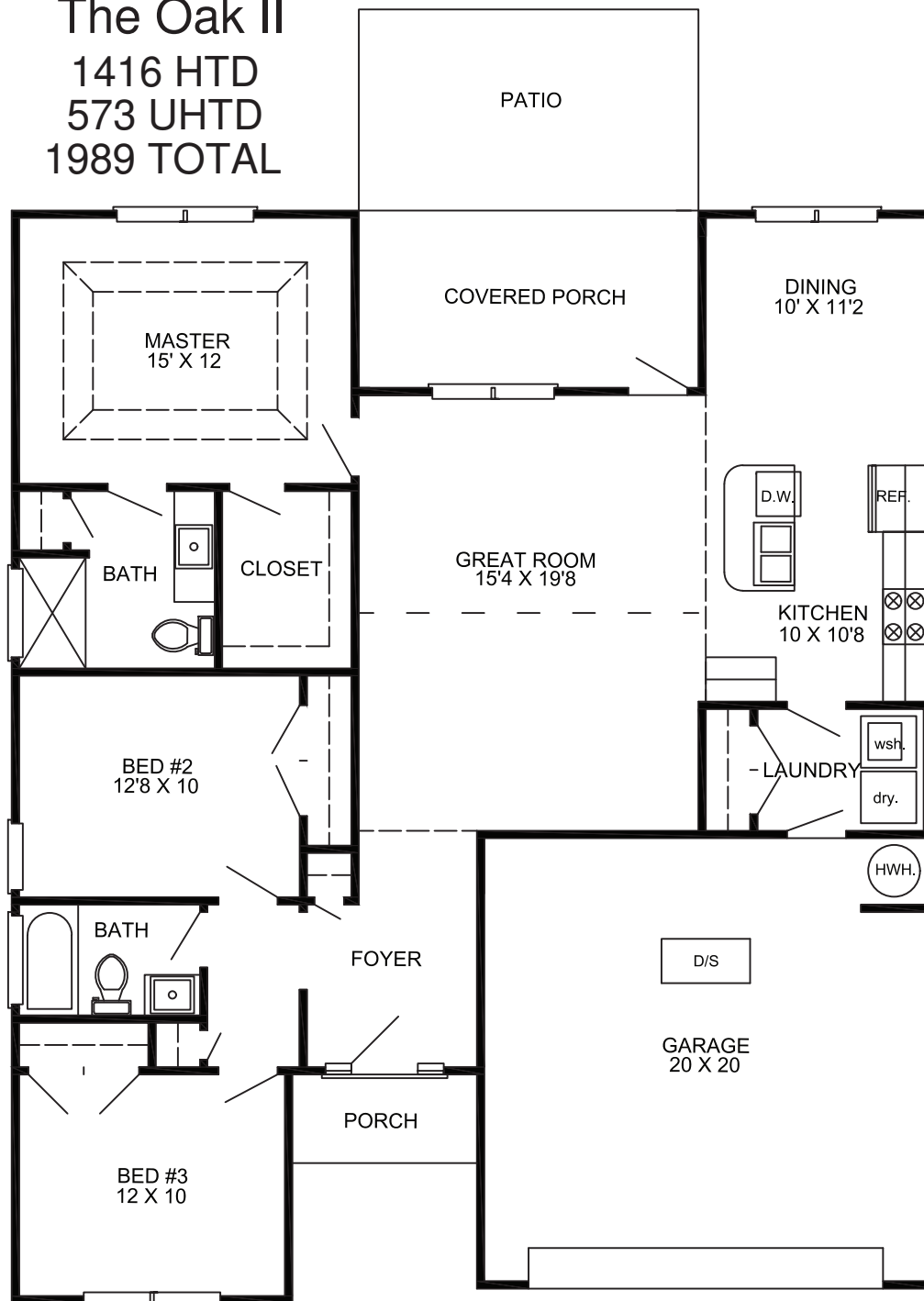




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The Oak II

The Oak II
1416 HTD
573 UHTD
1989 TOTAL



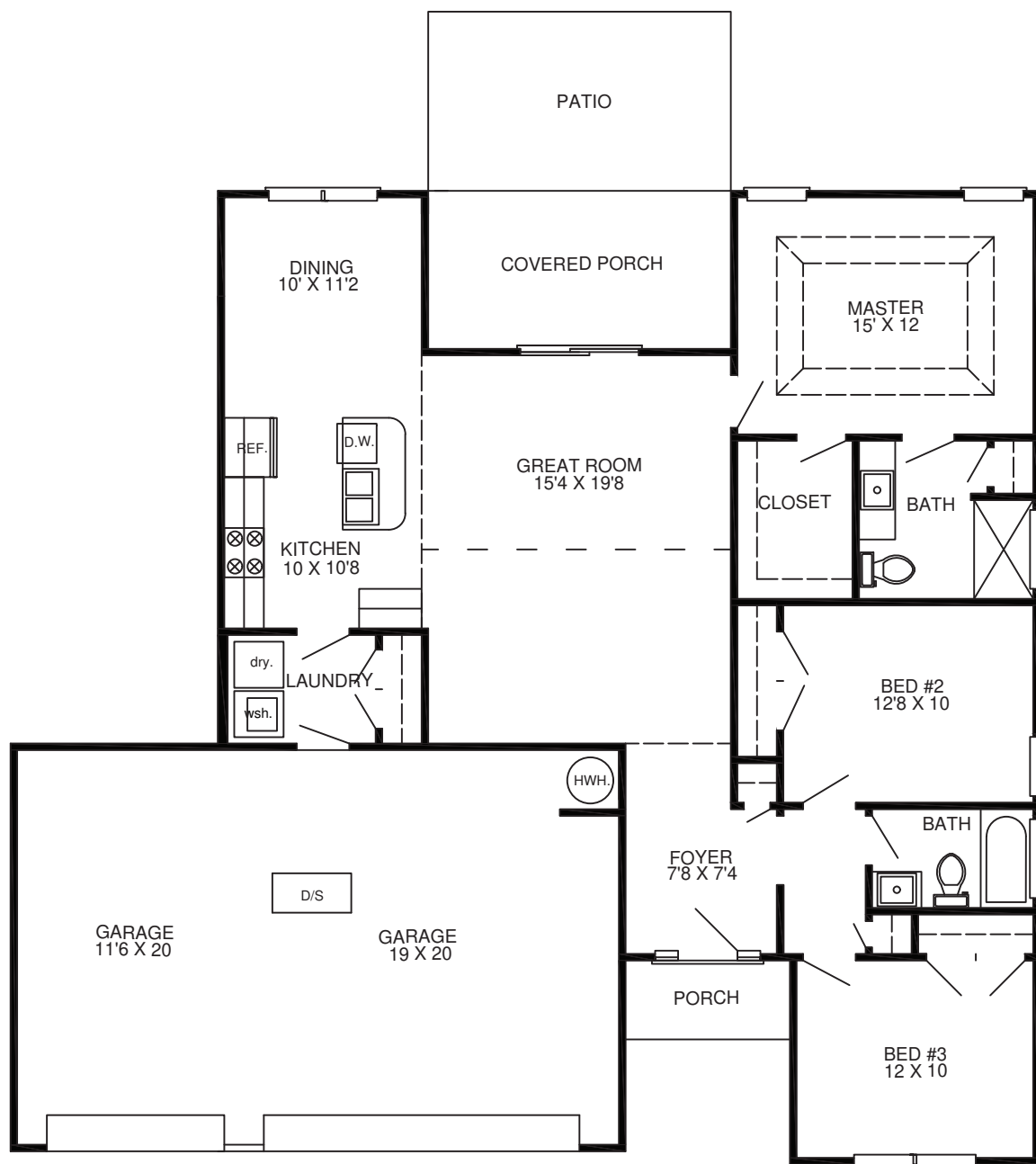
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The Oak II 3 Car



The Oak II 3 Car
1416 HTD
790 UTHD
2206 TOTAL



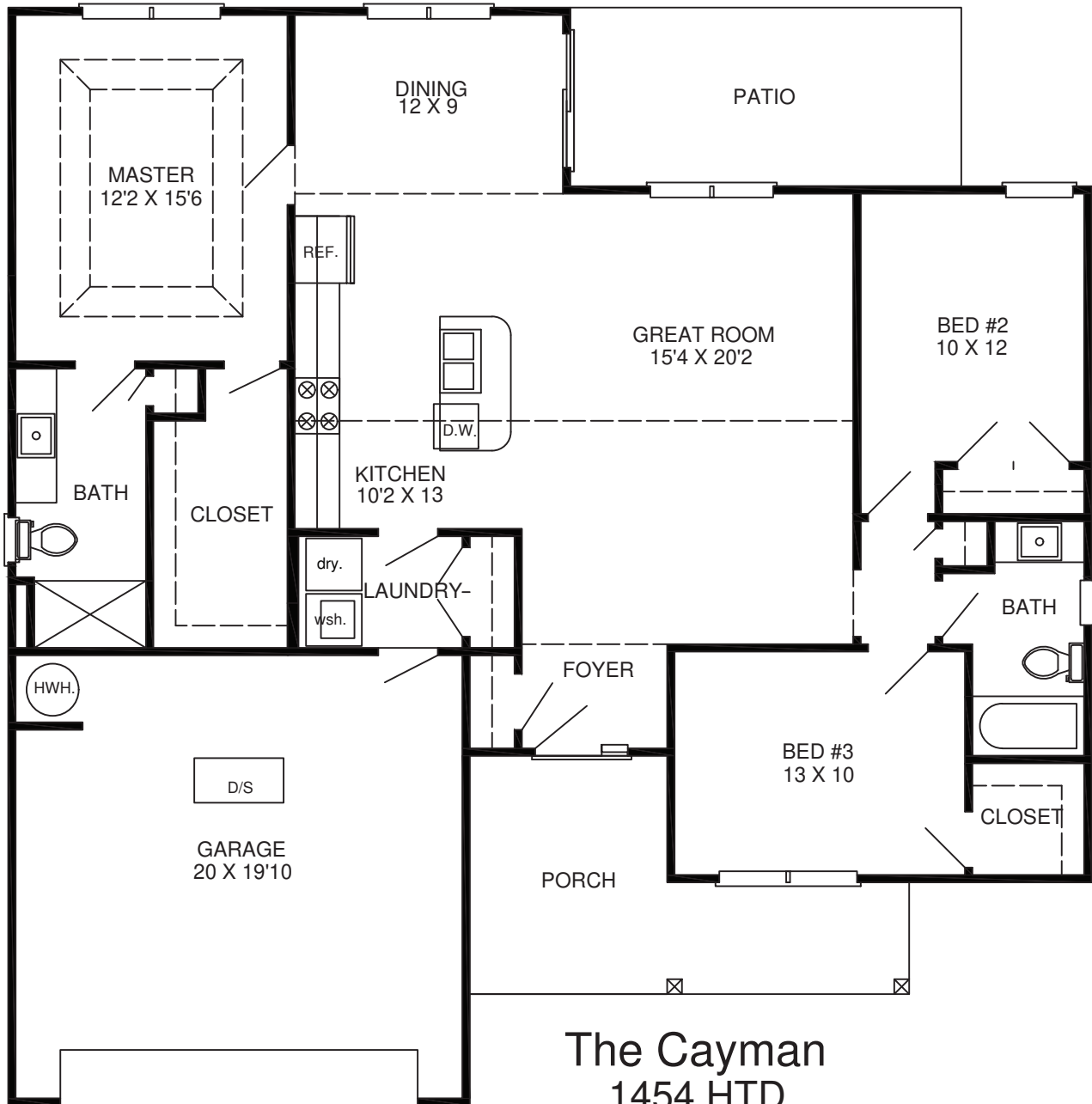
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The Cayman



The Cayman
1454 HTD
563 UHTD
2017 TOTAL



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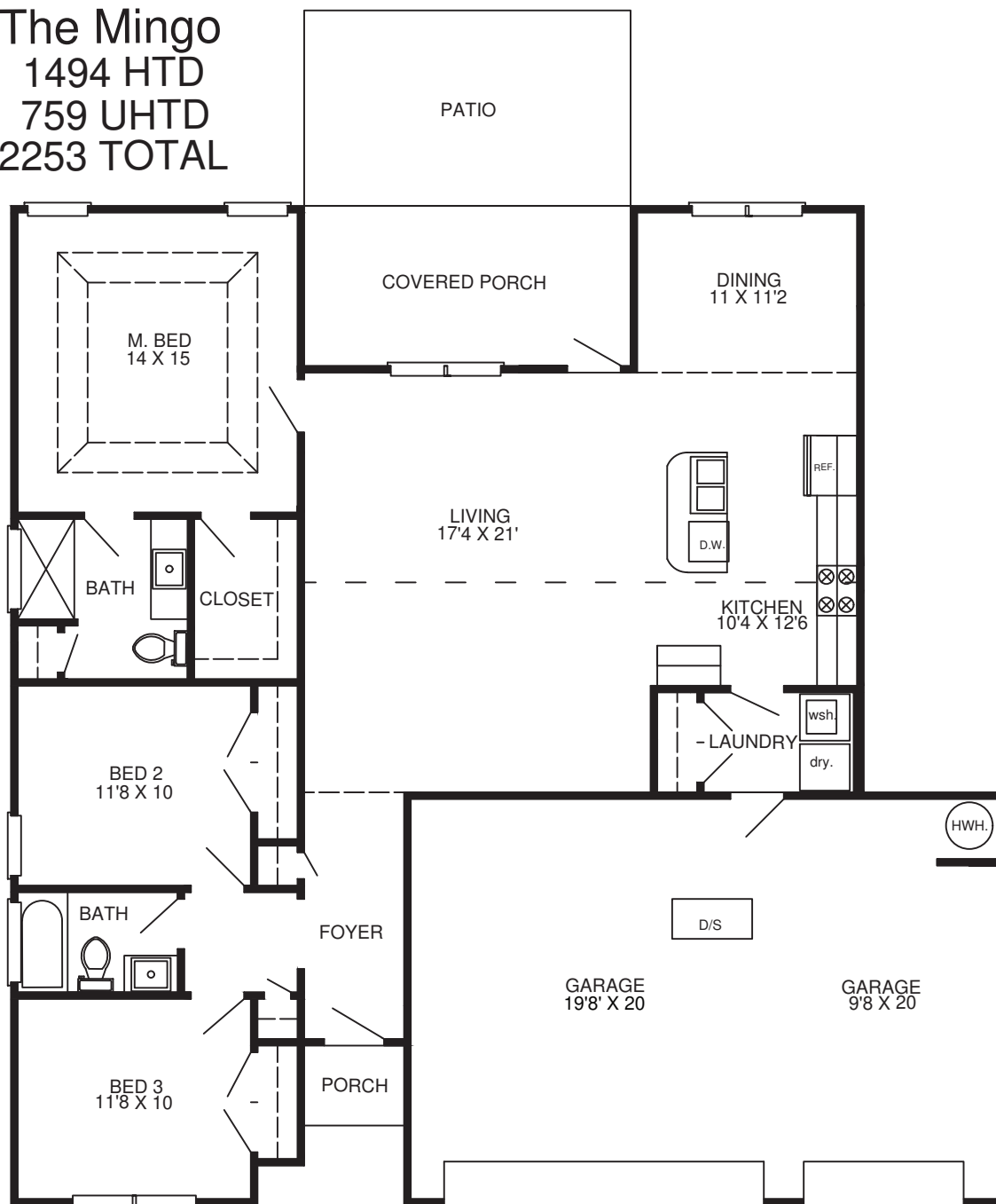




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The Mingo

The Mingo
1494 HTD
759 UHTD
2253 TOTAL



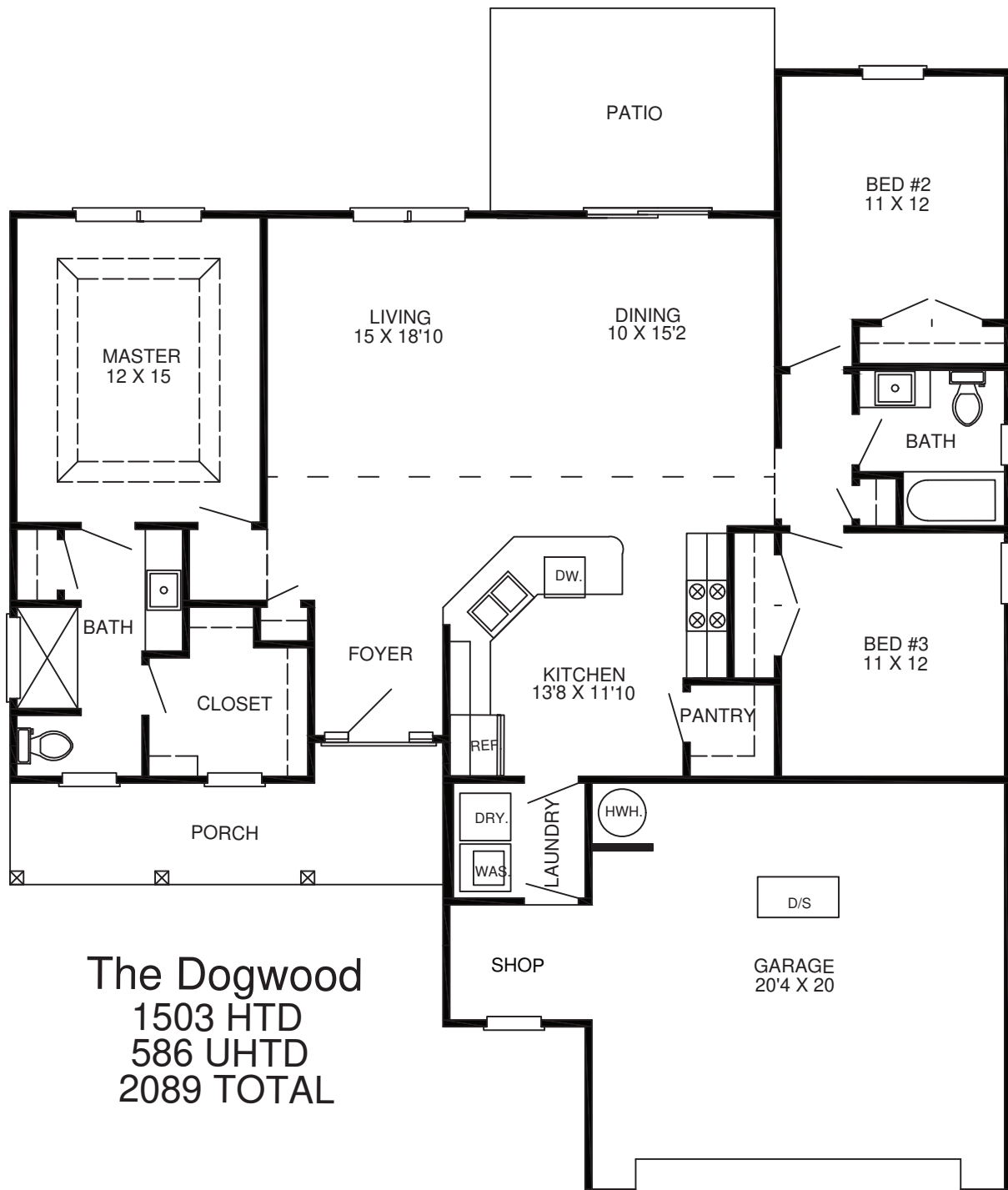
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The Dogwood



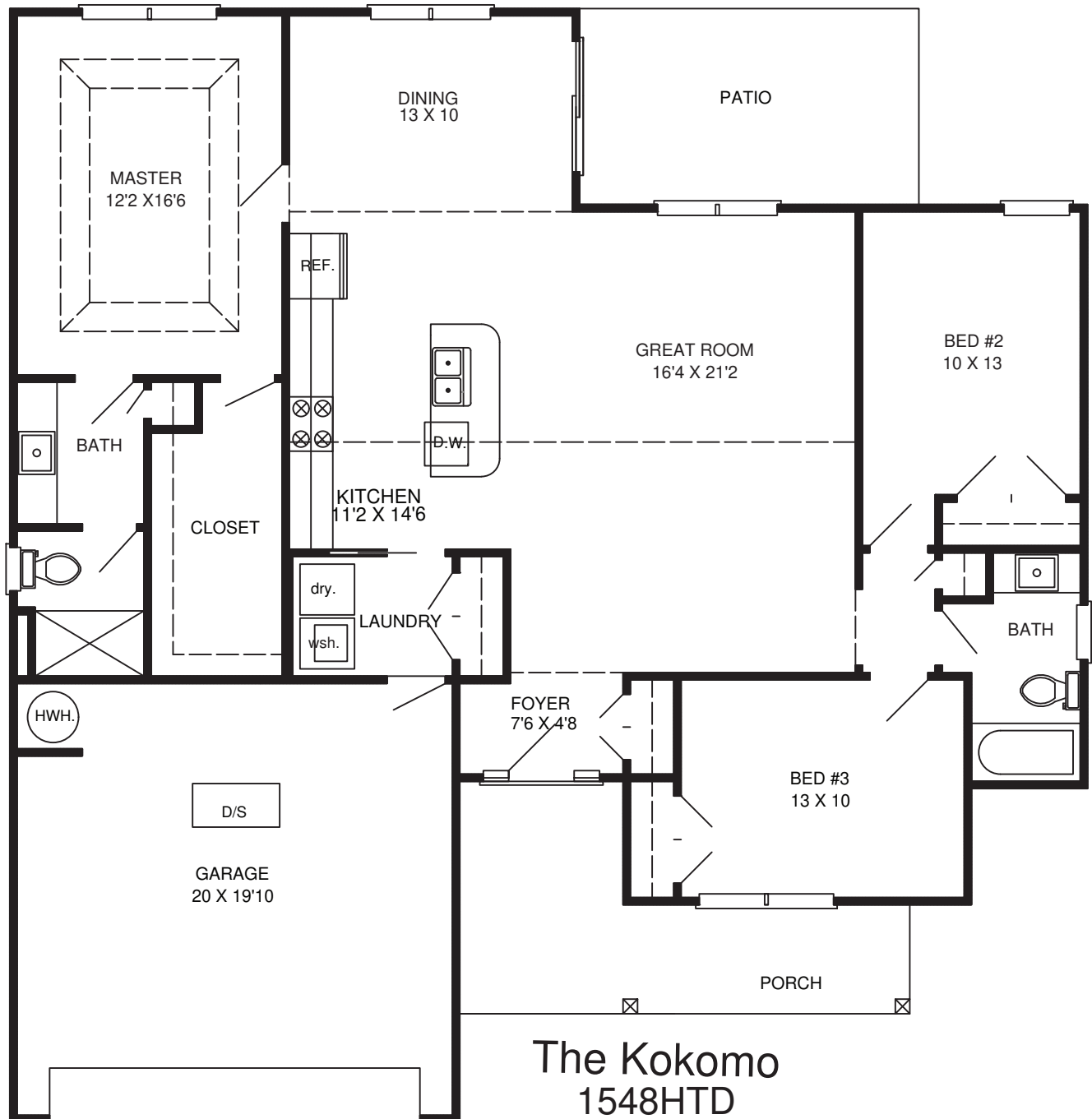
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The Kokomo



The Kokomo
1548HTD
561 UHTD
2109 TOTAL



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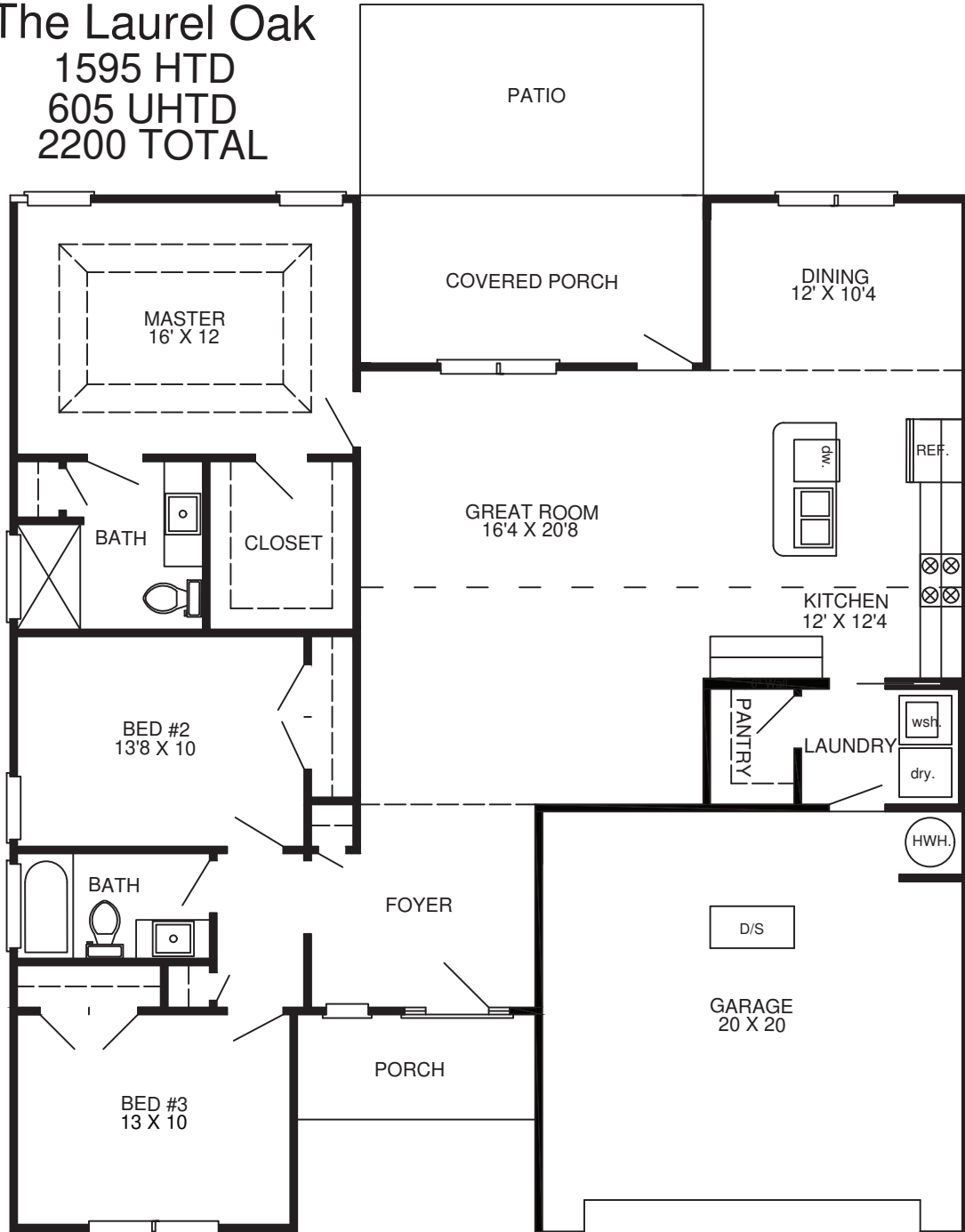




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The Laurel Oak

The Laurel Oak
1595 HTD
605 UHTD
2200 TOTAL



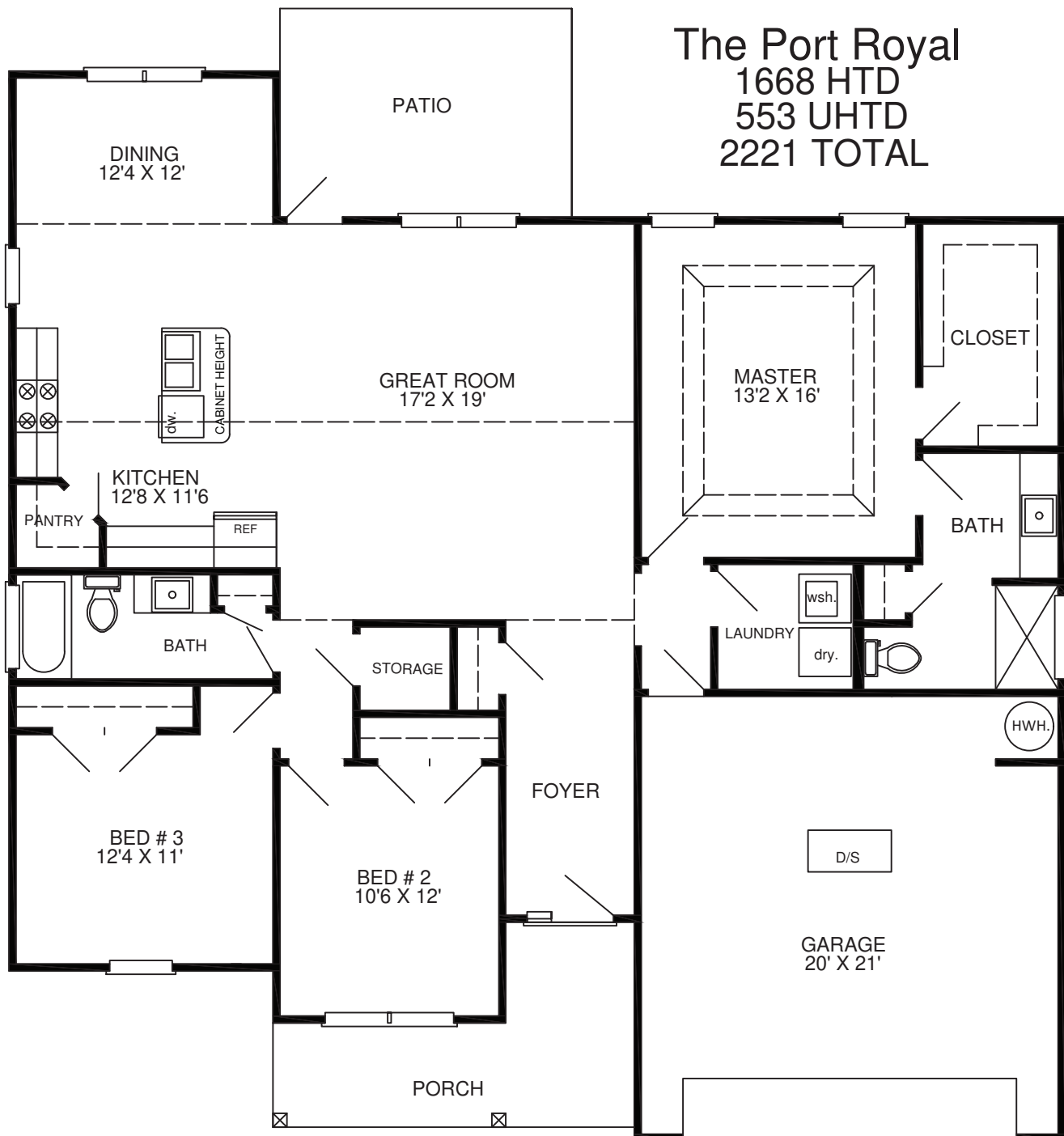
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The Port Royal



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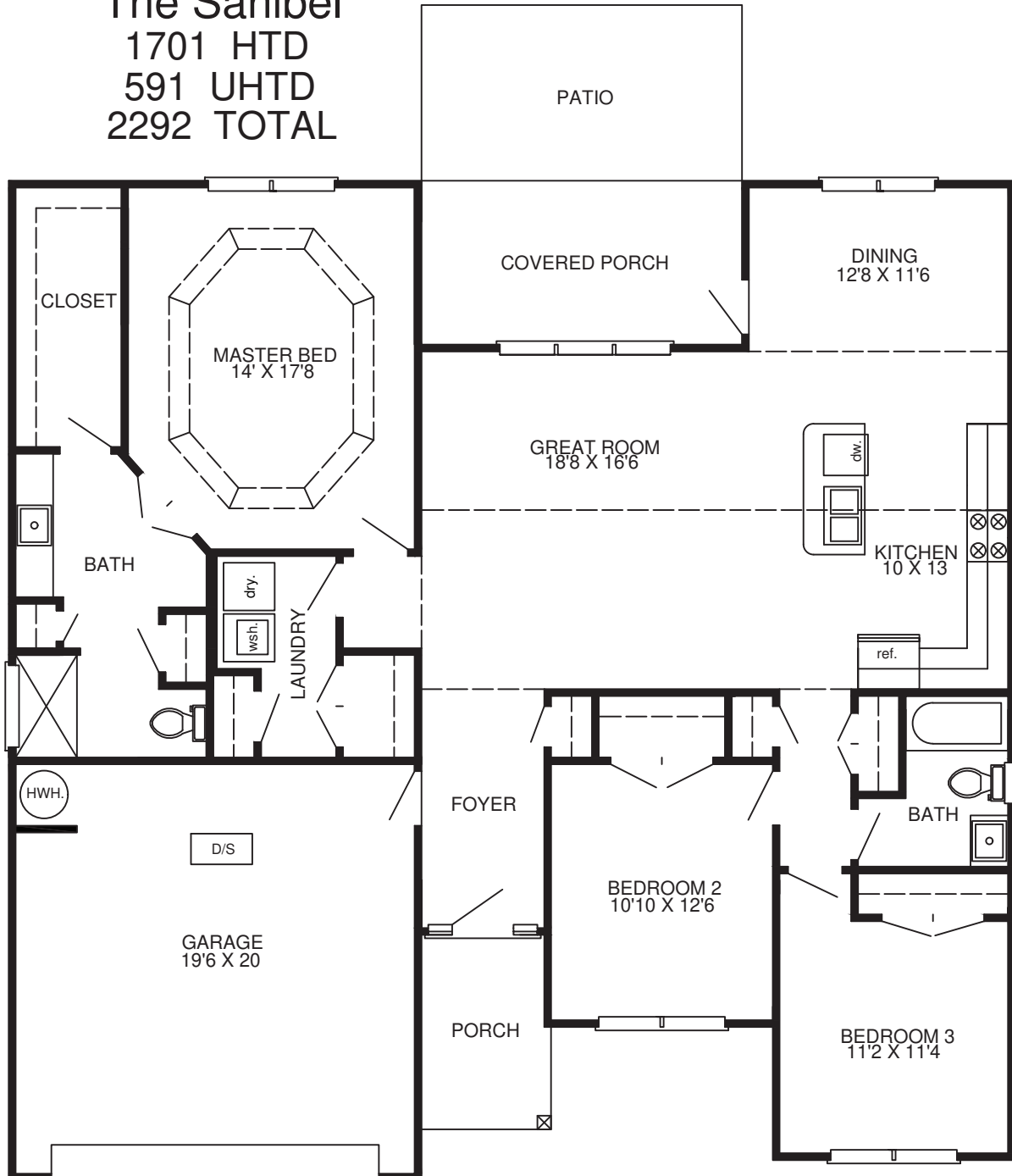




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The Sanibel

The Sanibel
1701 HTD
591 UHTD
2292 TOTAL



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