

PERU PLANTATION

AT SIX MILE CREEK

New Phase Now Selling!



Community Highlights

NEW HOMES FROM THE \$300s

Welcome to Peru Plantation, a sprawling plantation of 173 acres in Georgetown. Located 5 miles from the waterfront, Peru Plantation holds great history with its scattered majestic oak trees. In addition to the mature trees, the community offers green spaces, frontage on Six Mile Creek, and a soon-to-be pool and cabana for you to enjoy the outdoors. Want to see the sights? You are a short drive to Georgetown's Historic District, Pawleys Island, McClellanville, Myrtle Beach, & Charleston. Offering over 5 customizable floor plans, Peru Plantation provides a unique opportunity for those looking for more out of their new home community! Beverly Homes is excited to welcome you home at Peru Plantation!

- ◆ **Low Monthly HOA**
- ◆ **Minutes to Historic Georgetown**
- ◆ **Water View & Privacy Lots**
- ◆ **Home Customization Available**
- ◆ **3, 4 & 5 Bedroom Models Available**
- ◆ **Pool & Cabana Coming Soon!**

Caleb Coblentz, Sales Consultant

843.283.8756 or Caleb@BeverlyHomesSC.com

Sales Center: 86 North Levee Dr, Georgetown SC 29440

BEVERLY HOMES
Building Lifestyles



PERU PLANTATION

— AT SIX MILE CREEK —

Standard Features

Classic Finishing Touches

- 9' Ceilings on 1st Floor w/ 8' on Second Floor (Per Plan)
- 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)
- Select Vinyl Floorings in Wet Areas
- Upgraded **Shaw®** Stain Resistant Carpet w/6lb Re-bound Padding in Bedrooms, Living, Hallways, & Bonus Rooms
- Upgraded Trim Package, including 3.25" Decorative Base Board, 2 1/4" Casing, & Arched Openings (Per Plan)
- Decorative Cheyenne Design Interior Doors
- Distinctive 6 Panel Door from the Garage into the 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)
- White Toggle Switches
- Pre-Wired with Data Lines in Predetermined locations throughout the home – All Bedrooms & Living (Per Plan)
- Fans in Master Bedroom, Living Room, & Porches (Per Plan)

Designer Kitchens

- **Frigidaire®** Energy Saving Stainless Steel Appliance Package, including Direct Vent Space Saver Microwave, Multi-Cycle Dishwasher, & Electric Range w/ Self-Cleaning Oven
- **Aristokraft™** Profiled Birch Cabinets Standard w/ Gunmetal Hardware
- Ice Maker Connection
- High Quality Formica w/ Stainless Steel Sink w/ Detached Faucet & Sprayer
- 1/3 Horsepower Energy-Efficient Garbage Disposal
- Recessed Lighting Package in Kitchen

Relaxing Baths

- **Aristokraft™** Decorative Vanity Cabinets
- Durable Cultured Marble Countertops
- Elongated 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 & Toilet Paper Holders
- Full-Length Vanity Mirrors

"Ask Your Sales Consultant about

Custom Home Changes to Make

Your New Home Truly Yours!"

Your Home's Exterior

- Front Entry 2 Car Steel Reinforced Garage Door with **Liftmaster™** Door Lift w/ **MYQ Connectivity** for Mobile Operation
- **Royal™** Low Maintenance Premium Vinyl Siding, Providing a Long-Lasting, Easy-to-Clean Exterior
- Covered Front & Rear Porches (Per Plan)
- Maintenance Free Soffits & Fascia
- **YKK™ Styleview** Low E Vinyl Windows; Insulated Glass w/ Screens
- Professionally Designed Landscape Package, Including Sodded Yards (14 Pallet Max) & Beautiful Landscaped & Mulched Beds along Front of Home
- Exterior Weatherproof GFI Protected Electrical Outlets (Per Plan)
- **GAF Timberline™** High Performance Architectural Shingles
- Concrete Walkways & Driveways
- Covered Lanais w/ Ceiling Fan Kit (Per Plan)
- Grilling-Sized Patio (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
- Fiberglass Insulated Entry Door w/ Brushed Nickel Handle Set
- Cluster Mailboxes Located throughout Community

Dependable Warranties

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

Note: Beverly Homes offers

Home Customization & Upgrades. Please contact:

Caleb Coblentz | 843.283.8756

Energy-Efficient Designs & Quality Construction

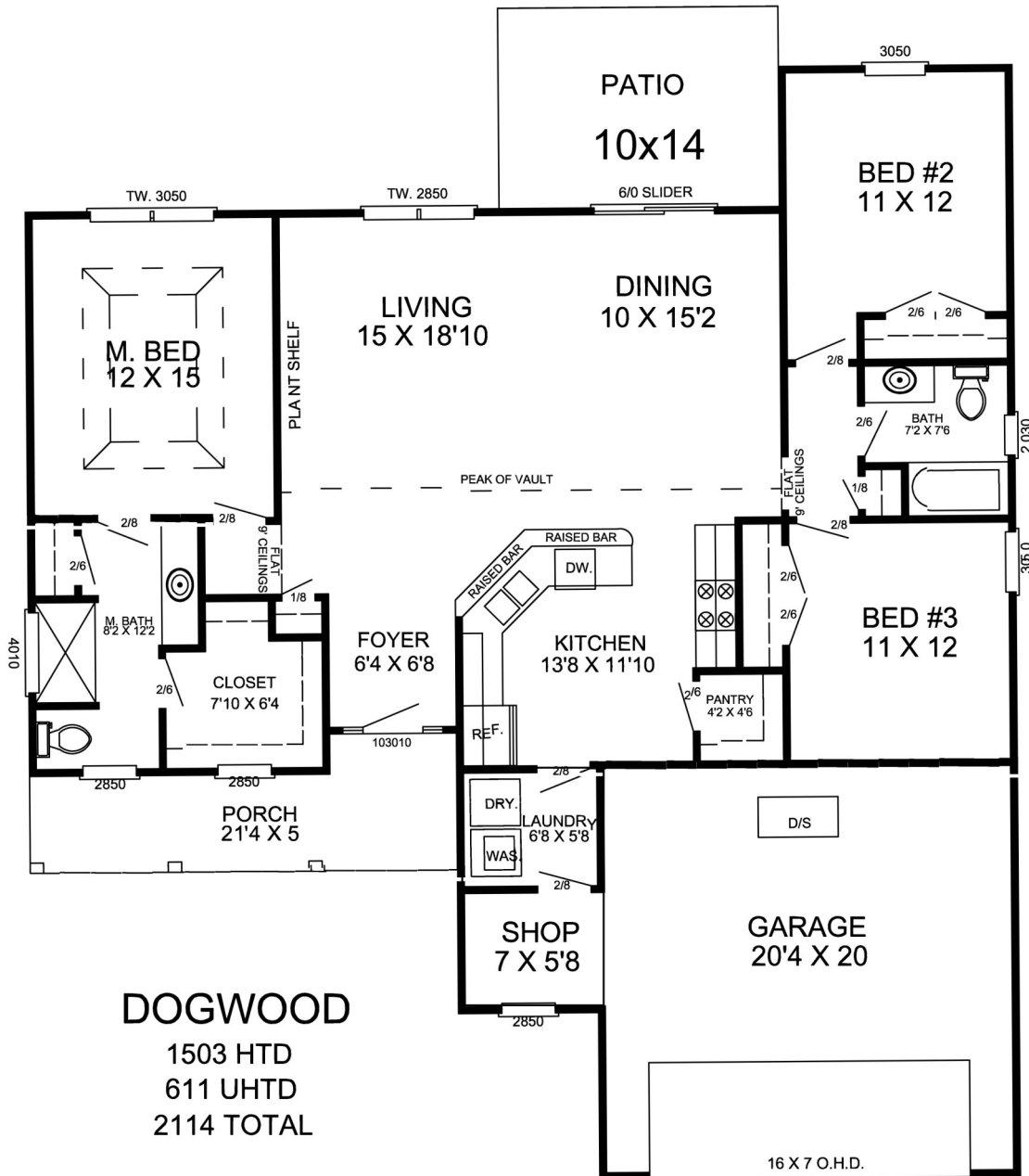
- Insulated Low E Glass Single Hung Tilt-In Windows & Patio Doors
- 14 SEER Central Air Conditioning w/ Energy-Efficient Heat Pump; Space Conditioned Design & Accurate Load Calculation for HVAC Comfort
- Extended 10-Year Warranty Option on HVAC Equipment
- Digital Thermostat
- Quick-Recovery Hot Water Heater
- Washer & Dryer Hook-Up w/ Dryer Vent
- Fiberglass Insulation: Exterior Sidewalls R-13 or R- 19 (Per Plan)
- R-30 Ceiling Insulation that Keeps You Cool in Summer and Warm in Winter
- All Walls Framed 16” on Centers, Providing a More Structurally Sound Home
- 200 Amp Electrical Service w/ Copper Wiring
- True Engineered Roof Truss System
- **Homeguard™** High Performance Barrier to Guard against Water, Moisture, & Air Filtration
- Soil Compaction Tests before Concrete Placement
- Monolithic Slab that Provides a Solid Foundation
- All Building Plans — Engineer Sealed

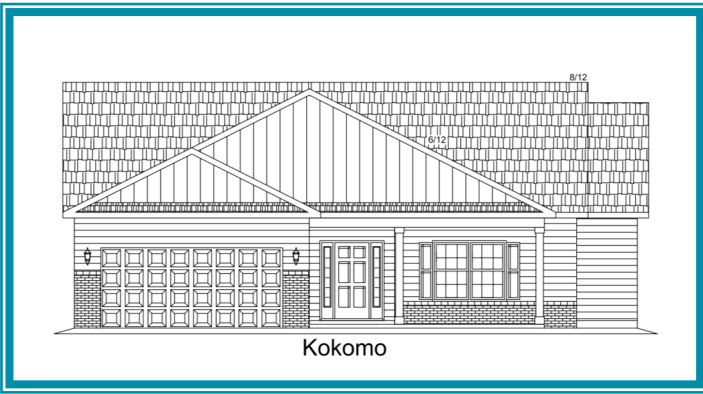
Home Security & Safety

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

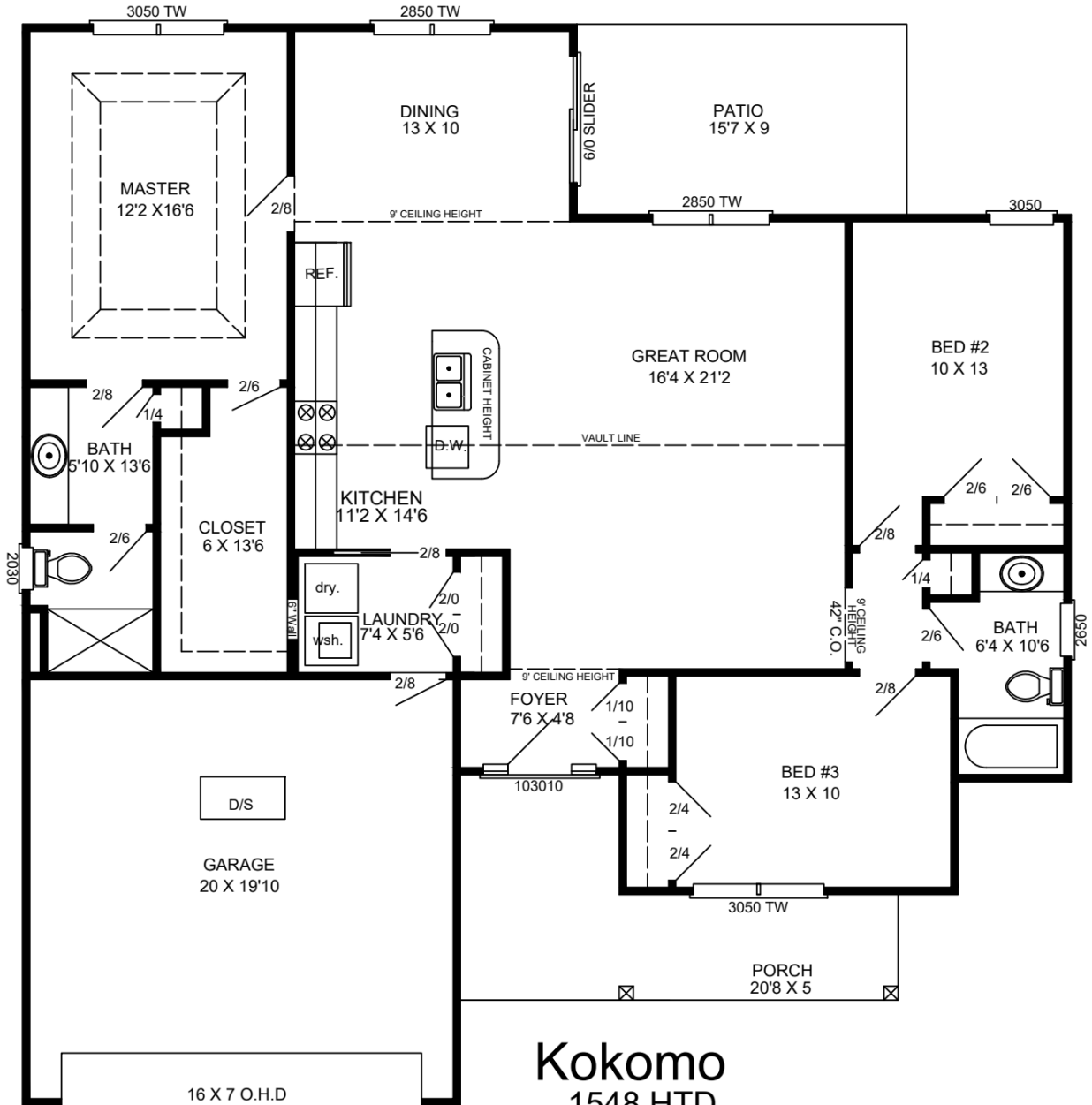


The Dogwood





The Kokomo

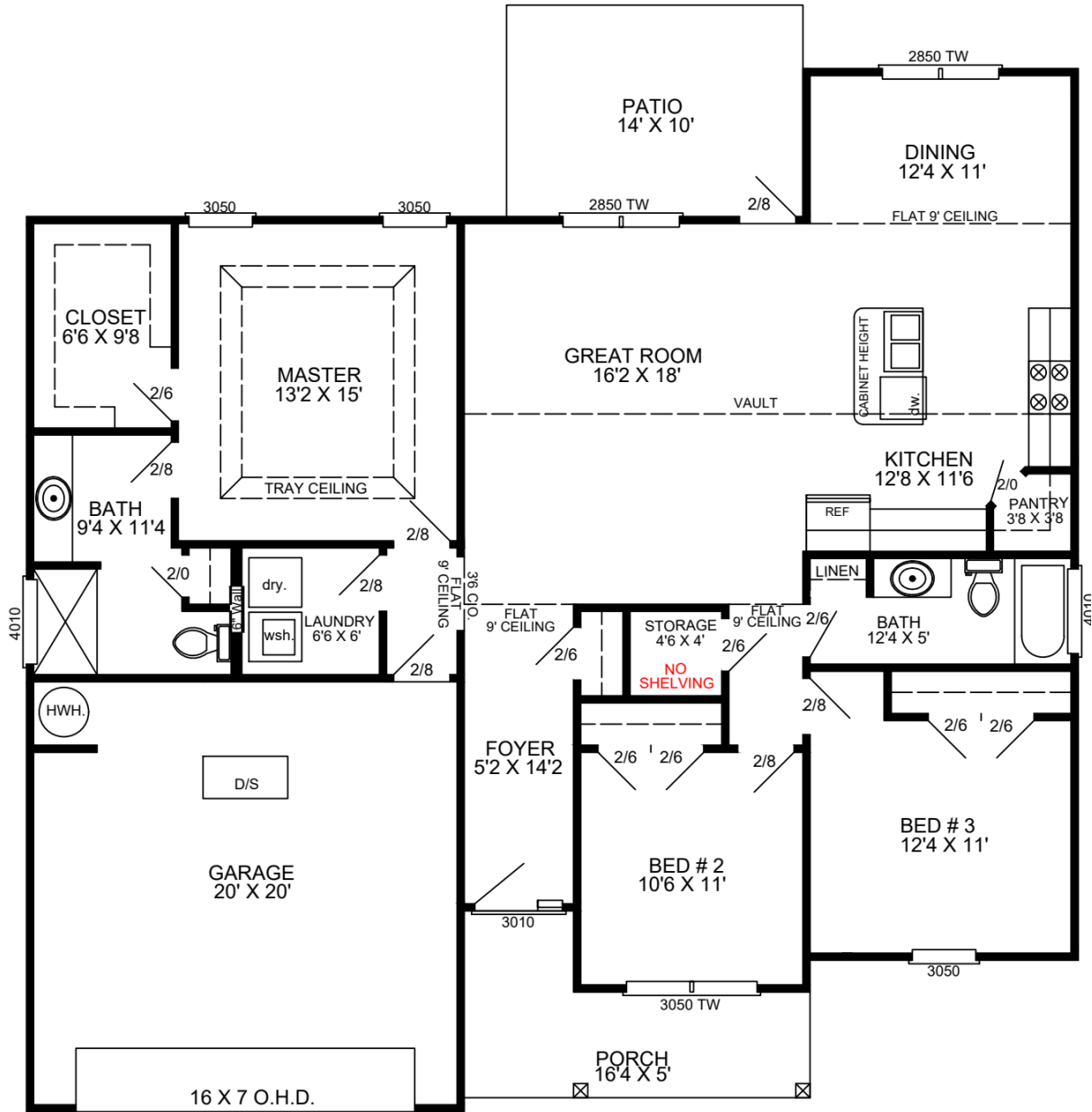


Kokomo
 1548 HTD
 561 UHTD
 2109 TOTAL





The Beaufort



BEAUFORT
1574 HTD
518 UHTD
2092 TOTAL

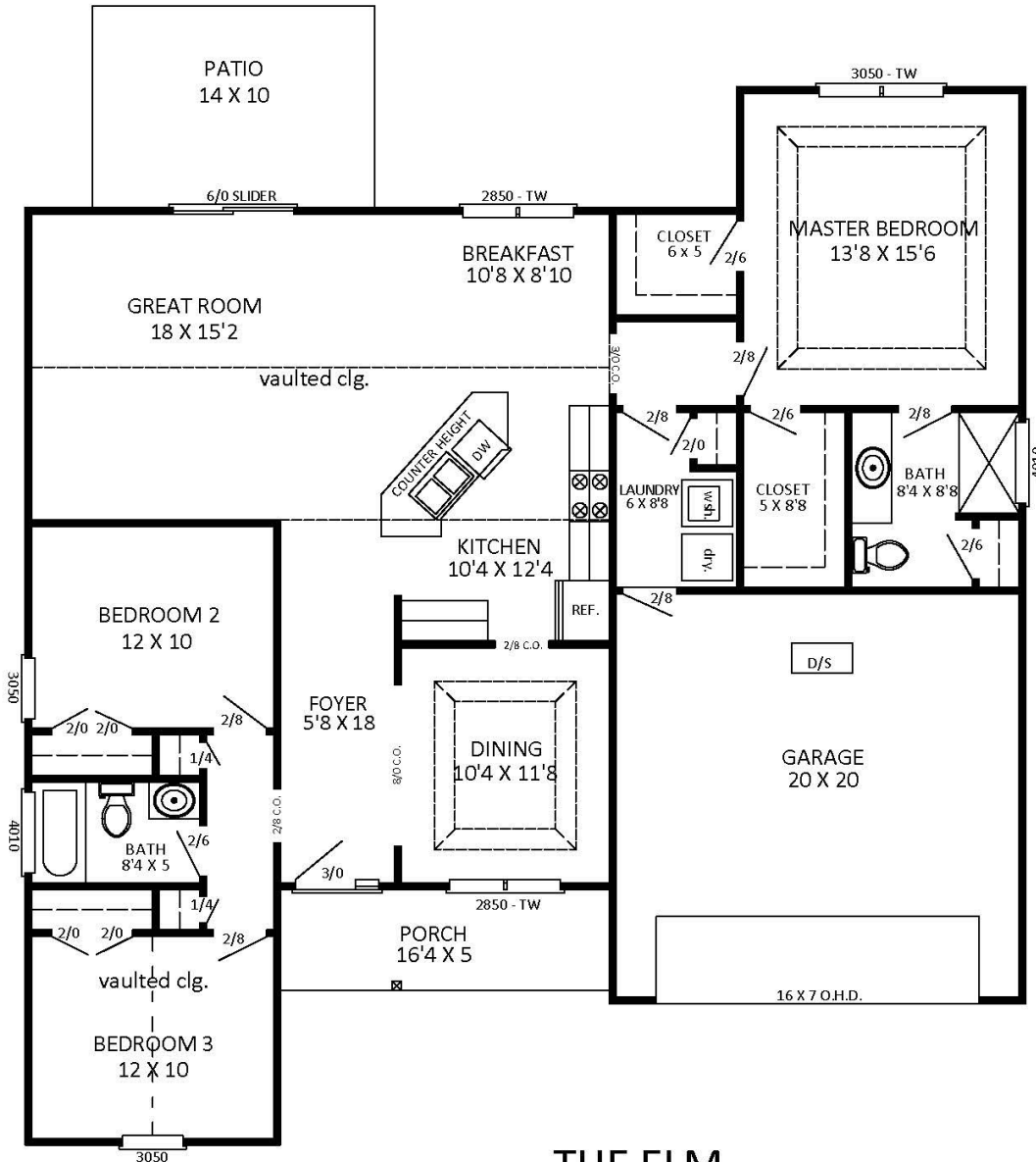




**BEVERLY
HOMES**

Building Lifestyles

The Elm



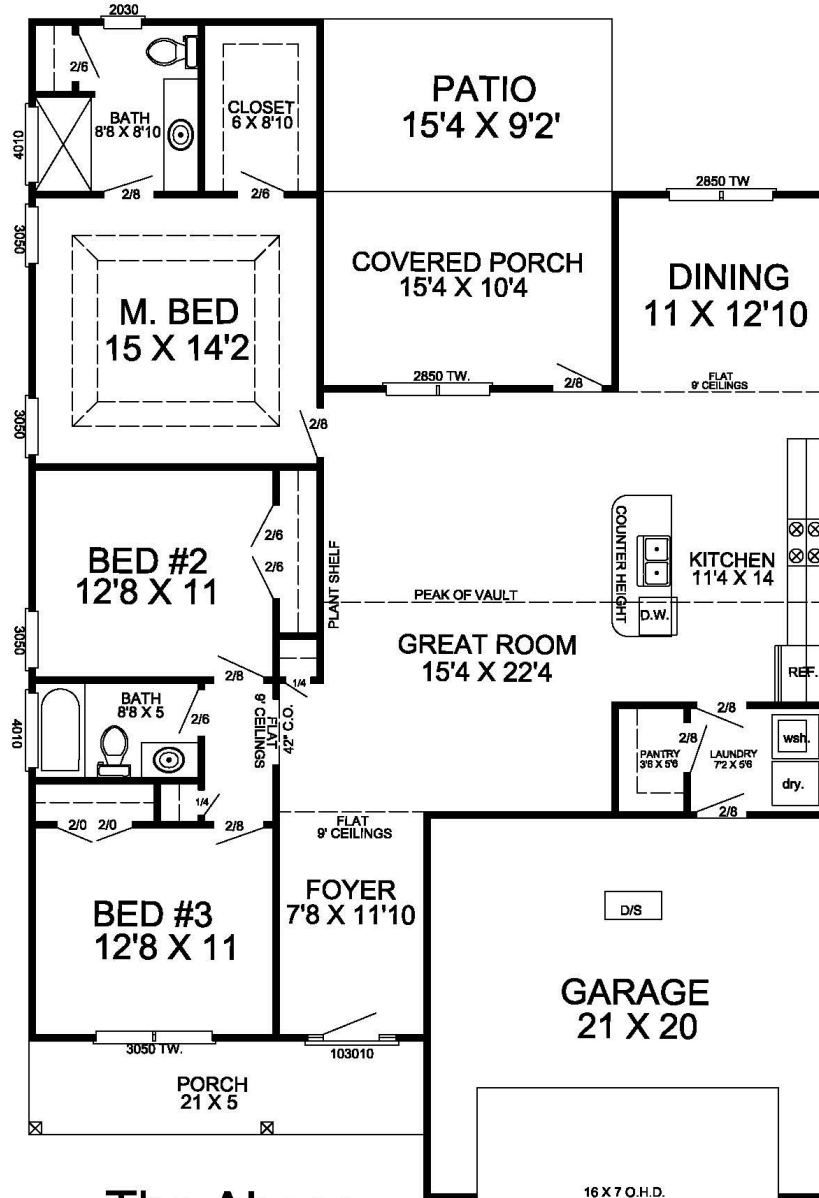
THE ELM
1629 SQ. FT. HEATED
497 SQ. FT. UNHEATED
2126 SQ. FT. TOTAL



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The Abaco

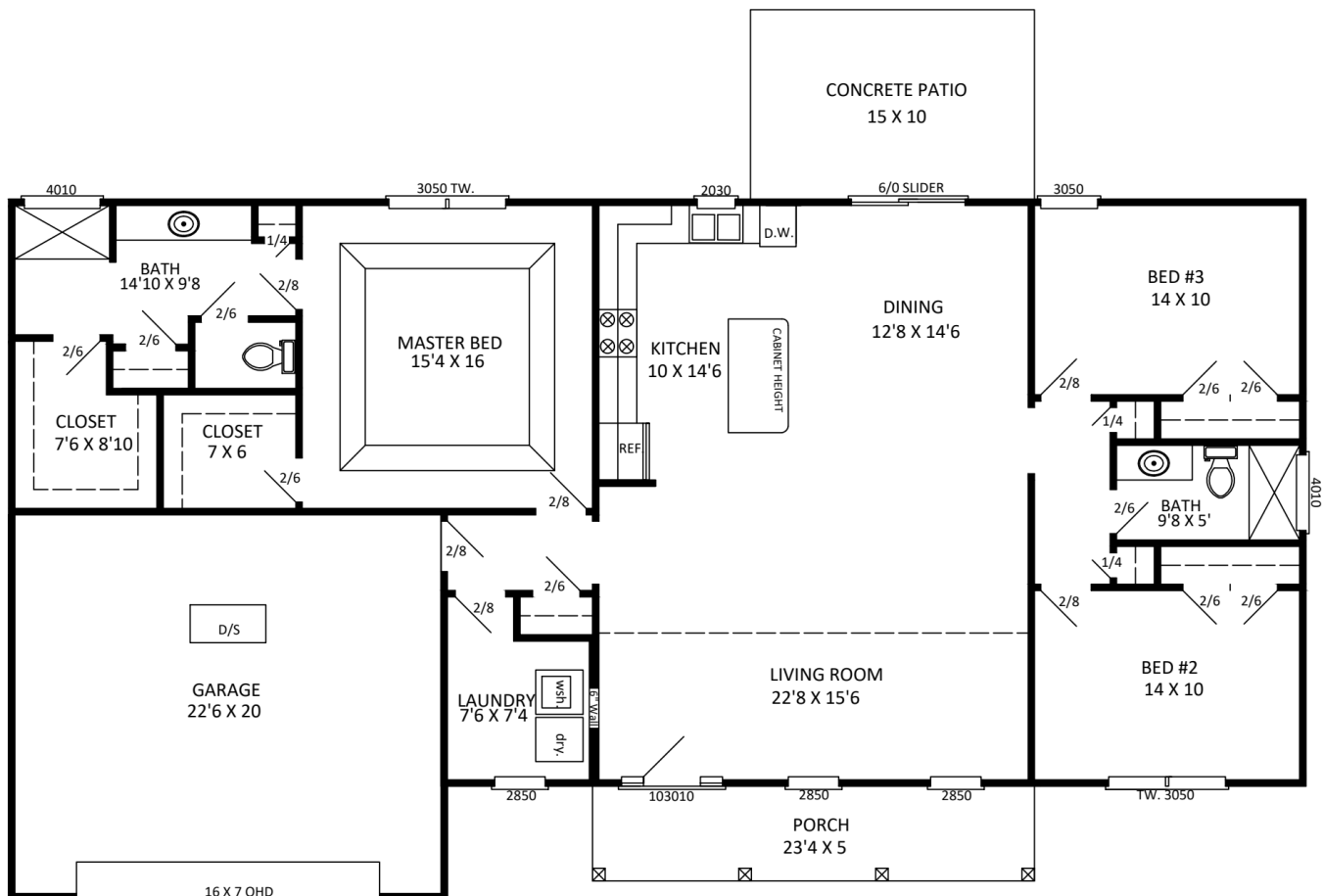


The Abaco
 1660 HEATED
 700 UNHEATED
 2360 TOTAL





The Ashley



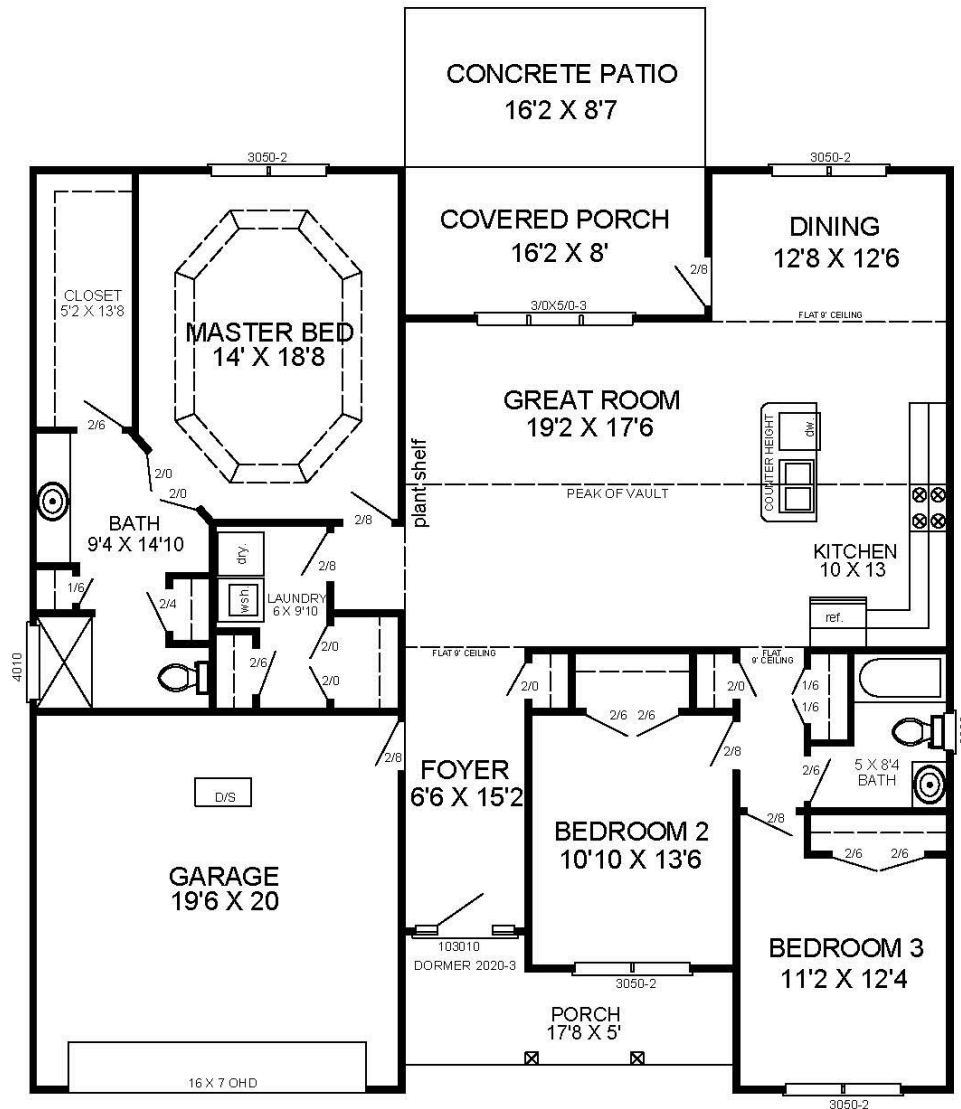
THE ASHLEY

1791 HEATED DOWN
 588 UN HEATED
 2379 TOTAL





The Sullivan

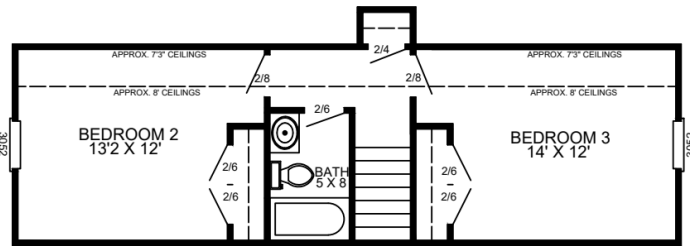
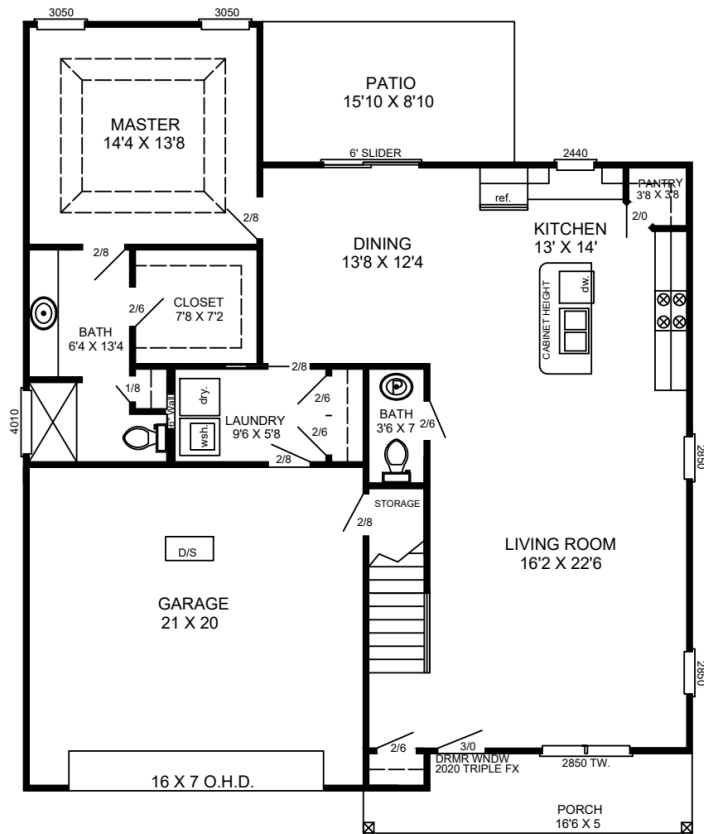


THE SULLIVAN
 1812 MAIN FLOOR
 636 UNHEATED
 2448 TOTAL





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The Wren



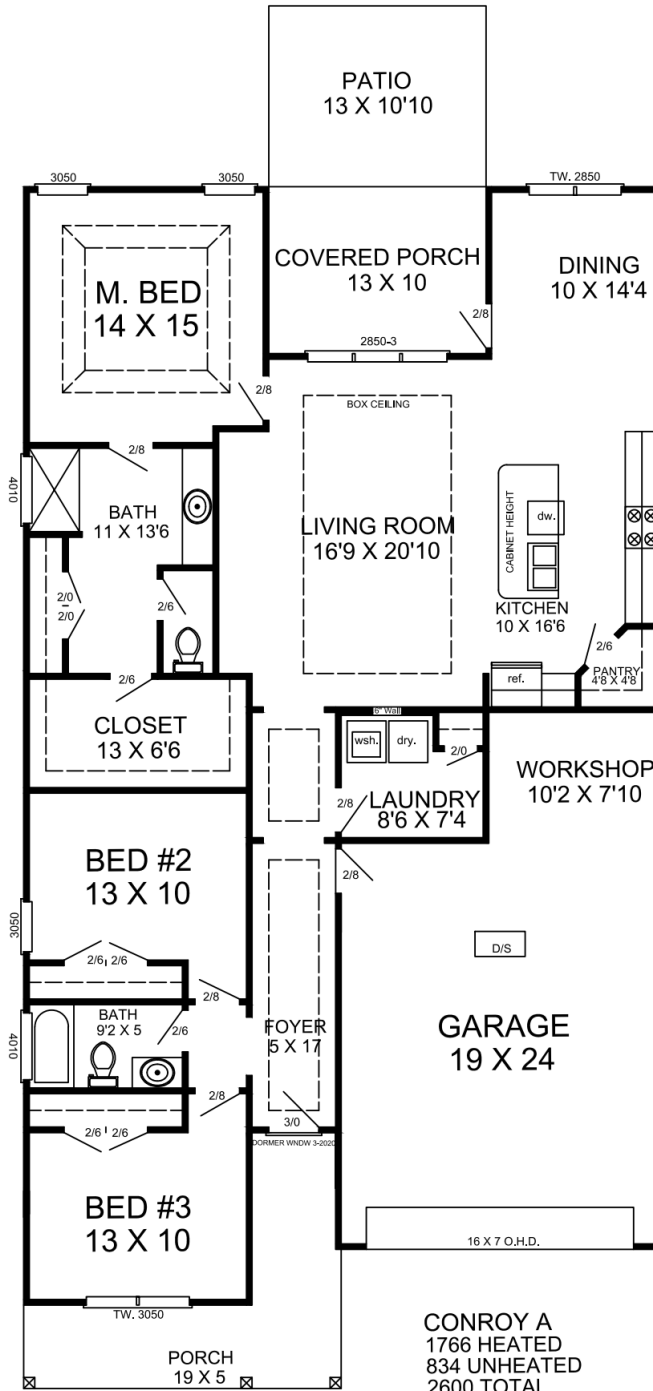
WREN
1305 HEATED FIRST FLOOR
515 HEATED SECOND FLOOR
542 UNHEATED
2362 TOTAL





**BEVERLY
HOMES**
Building Lifestyles

The Conroy



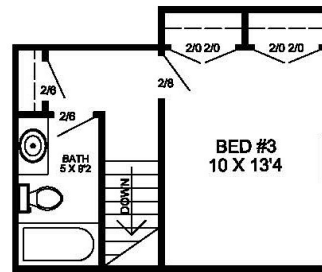
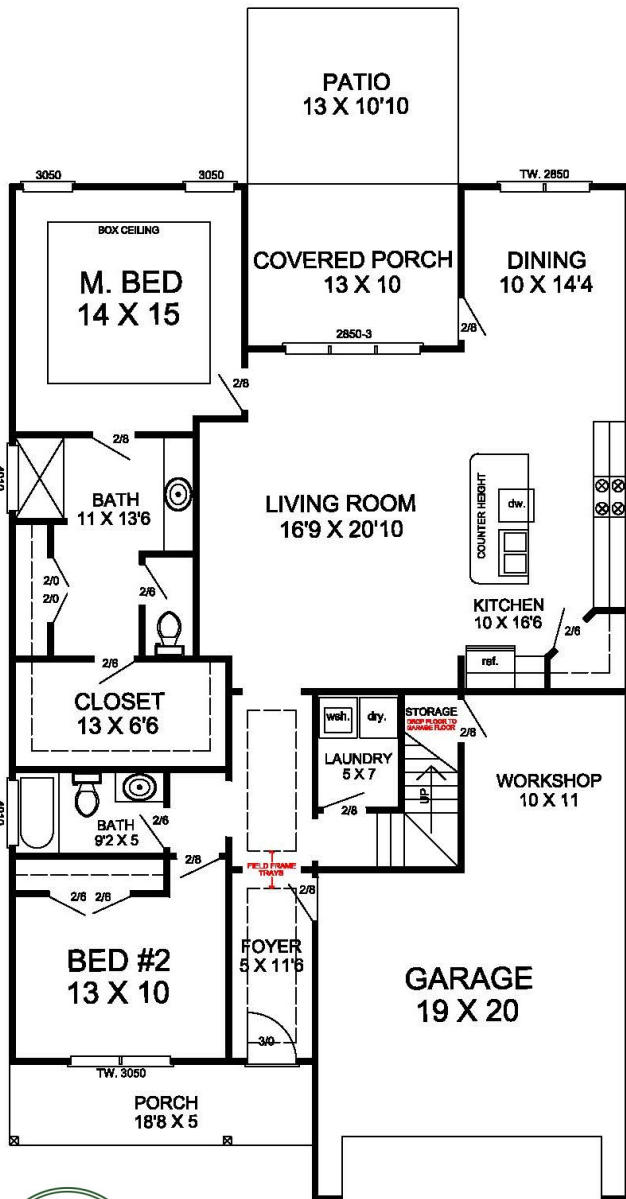
CONROY A
1766 HEATED
834 UNHEATED
2600 TOTAL



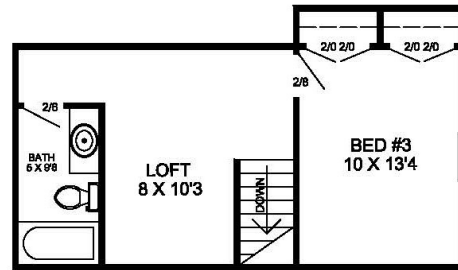
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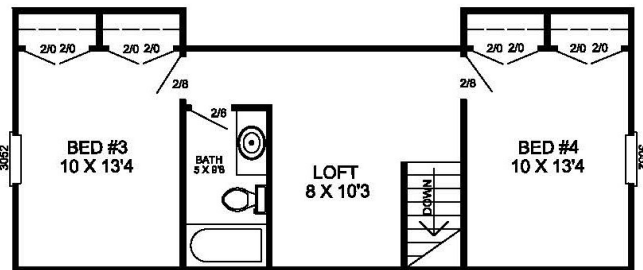
The Indigo



THE INDIGO (A)
 1610 LOWER HTD
 277 UPPER HTD
 733 UNHEATED
 2620 TOTAL



THE INDIGO (B)
 1610 LOWER HTD
 394 UPPER HTD
 733 UNHEATED
 2737 TOTAL



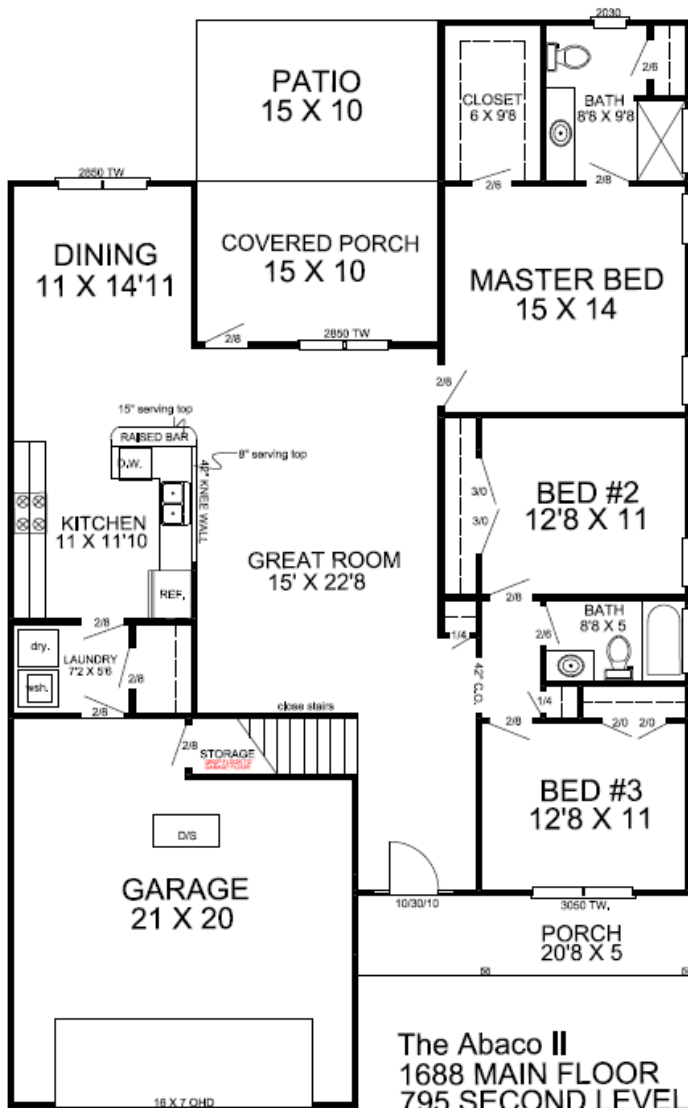
THE INDIGO (C)
 1610 LOWER HTD
 564 UPPER HTD
 733 UNHEATED
 2907 TOTAL



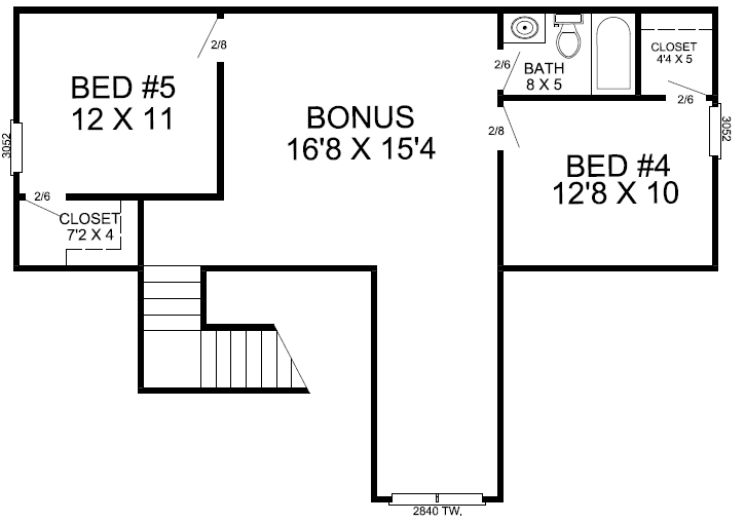


The Abaco II

Main Floor



2nd Level

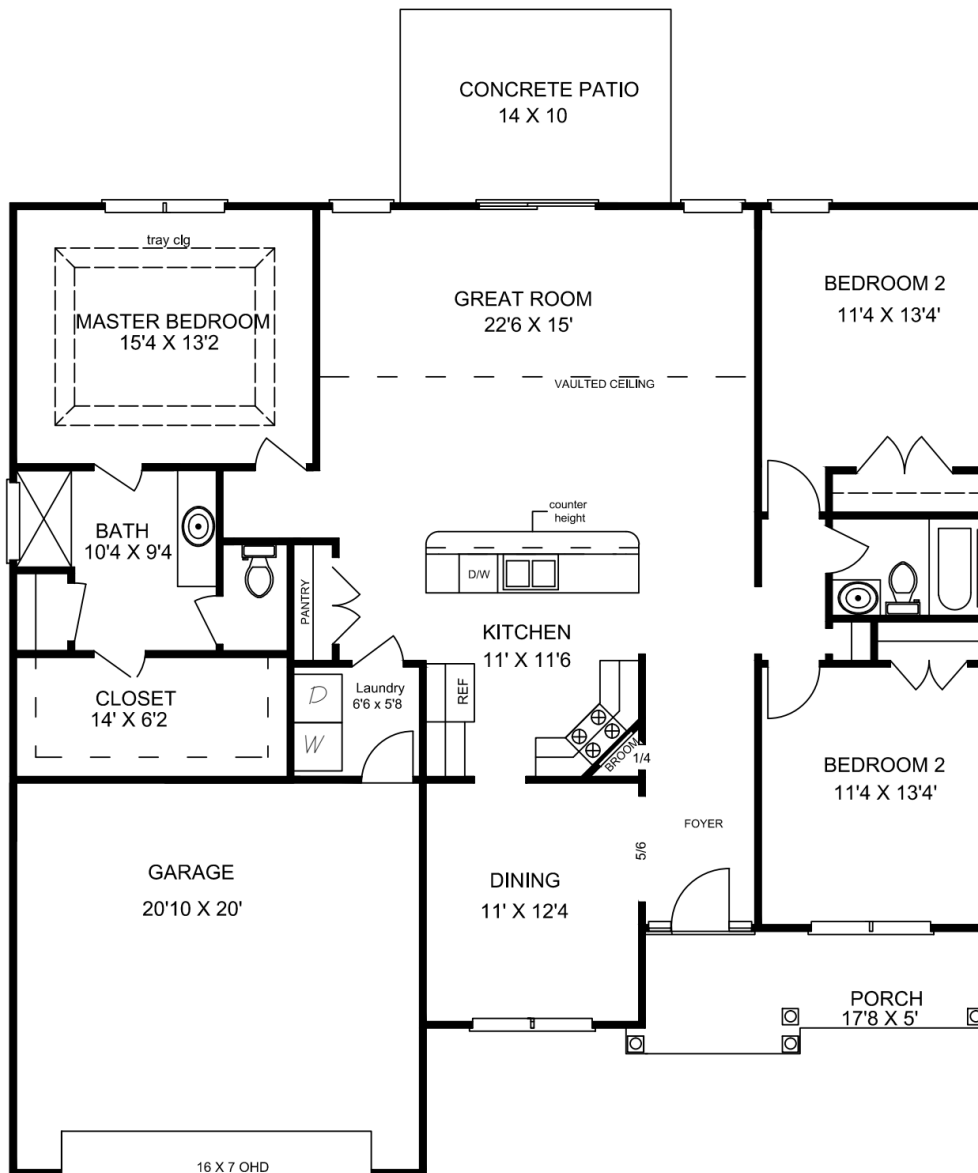


The Abaco II
 1688 MAIN FLOOR
 795 SECOND LEVEL
 734 UN HEATED
 3217 TOTAL





The Poplar



The Poplar
1800 HEATED
532 UHTD
2332 TOTAL

