



# WOODSIDE CROSSING



## Community Highlights

- ◆ Low Monthly HOA
- ◆ Minutes From Downtown Conway
- ◆ Water View and Privacy Lots
- ◆ Home Customizations Available
- ◆ 3, 4, & 5 Bedroom Models Available



Don't settle for someone else's dream home, choose to buy or build with a award winning local homebuilder with over 40 years of quality homebuilding along the Grand Strand!

- Design or customize your home with our premium Options.
- Natural Gas community offering energy efficiency and comfort.
- Fiber Optic community offering fast and reliable internet and streaming services.
- Sidewalks and Street Lighting throughout Community.
- Pool and Cabana coming Soon!
- Community Dog Park Coming Soon!
- Short drive to Sunny Myrtle Beach and just minutes to downtown historic Conway.



843.222.0535 - Jackson Thomas, Sales Agent

Jackson@beverlyhomessc.com

Sales Center: TBD, Conway SC 29526





# WOODSIDE

## CROSSING

FLOOR PLAN	BED/BATH	HEATED SQFT*	BASE PRICE	
			Includes Standard Home Site	
THE SEWEE	3 Bed 2 Bath	1,302	\$254,990	2 Car Garage
THE KEY LARGO	3 Bed 2 Bath	1,374	\$264,990	2 Car Garage
THE OAK II	3 Bed 2 Bath	1,416	\$270,990	2 Car Garage W/COVERED REAR PORCH
THE BUSBEE	3 Bed 2 Bath	1,436	\$273,490	2 Car Garage W/COVERED REAR PORCH
THE CAYMAN	3 Bed 2 Bath	1,454	\$276,990	2 Car Garage
THE HATTERAS	3 Bed 2 Bath	1,507	\$281,490	2 Car Garage W/COVERED REAR PORCH
THE KOKOMO	3 Bed 2 Bath	1,548	\$284,490	2 Car Garage
THE BEAUFORT	3 Bed 2 Bath	1,574	\$286,490	2 Car Garage
THE ABACO	3 Bed 2 Bath	1,660	\$300,990	2 Car Garage W/ COVERED REAR PORCH
THE SANIBEL	3 Bed 2 Bath	1,701	\$303,990	2 Car Garage
THE LIVE OAK II	5 Bed 3 Bath	2,453	\$346,490	2 Car Garage W/COVERED REAR PORCH
THE ABACO II	5 Bed 3 Bath	2,483	\$351,490	2 Car Garage W/COVERED REAR PORCH

### Additional Options Available Per Plan:

- *Bonus Room With or Without a Full Bathroom*
- *Carolina or "All Season" Rooms available*
- *Covered and Screen Porches and Storage Rooms*
- *Personalize your home with your Choice of Color Selections*

NATURAL GAS COMMUNITY 



For More Information or to View Available Models Please Contact our

**TRADITION**  
S E R I E S

On Site Sales Agent Jackson Thomas at (843) 222-0535

Email: [Jackson@beverlyhomessc@gmail.com](mailto:Jackson@beverlyhomessc@gmail.com)



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# WOODSIDE CROSSING

## 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
- Garage attic Space floored for storage and Drop Down Stair Access (per plan)
- 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 Gas 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 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!”*

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NATURAL GAS COMMUNITY 

## Exciting Exteriors

- Front Entry 2 Car Steel Reinforced Garage Door with **Liftmaster™** Door Lift with **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 with Screens
- 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)
- **GAF Timberline™** High Performance Architectural Shingles
- Concrete Walkways and Driveways
- Covered Lanais Per Plan with Ceiling Fan Kit
- 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 in the Garage
- Fiberglass Insulated Entry Door with Brushed Nickel Handle set

## Dependable Warranties

- Full-time Beverly Homes Customer Service 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

## Energy Efficient Designs and Quality Construction

- Insulated Low E Glass Single Hung Tilt-In Windows and Patio Doors With
- 14 SEER Central Air Conditioning w/ Energy Efficient Gas Furnace
- Space Conditioned Design and Accurate Load Calculation for HVAC Comfort
- Energy Efficient **Rinnai™** Tank-less hotwater heater
- 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
- 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
- Tempered Glass Windows Were Required per Code
- Flood Lighting on Front and Rear Home with Coach Lights By Garage







# QUALITY MATTERS

*What's in Your New Home?*

*At Beverly Homes, We Believe a Home Should Have...*

## EXTERIOR QUALITY

- GAF Timberline®** Architectural Shingles
- Royal®** Premium Vinyl Siding
- Styleview®** Single-Hung Vinyl Windows w/ Low-E, Insulated Glass
- Homeguard®** Engineered, Durable Housewrap w/ Water, Moisture, & Air Pressure

## MECHANICAL & STRUCTURAL QUALITY

- Rinnai®** Tankless Hot Water Heater
- Liftmaster®** Garage Door Opener at MyQ® Connectivity
- HVAC Accurate Load Calculation w/ **Trusted Home Services**
- True Engineered Roof Truss System
- 16" Framed Interior Walls (vs. 24")

## INTERIOR QUALITY

- Aristokraft®** Premium Quality Cabinetry
- Frigidaire®** Stainless Steel Appliances
- Fully Finished, Painted, & Trimmed Garage Walls
- Upgraded Lighting Package w/ Ceiling Fans & Recessed Lighting

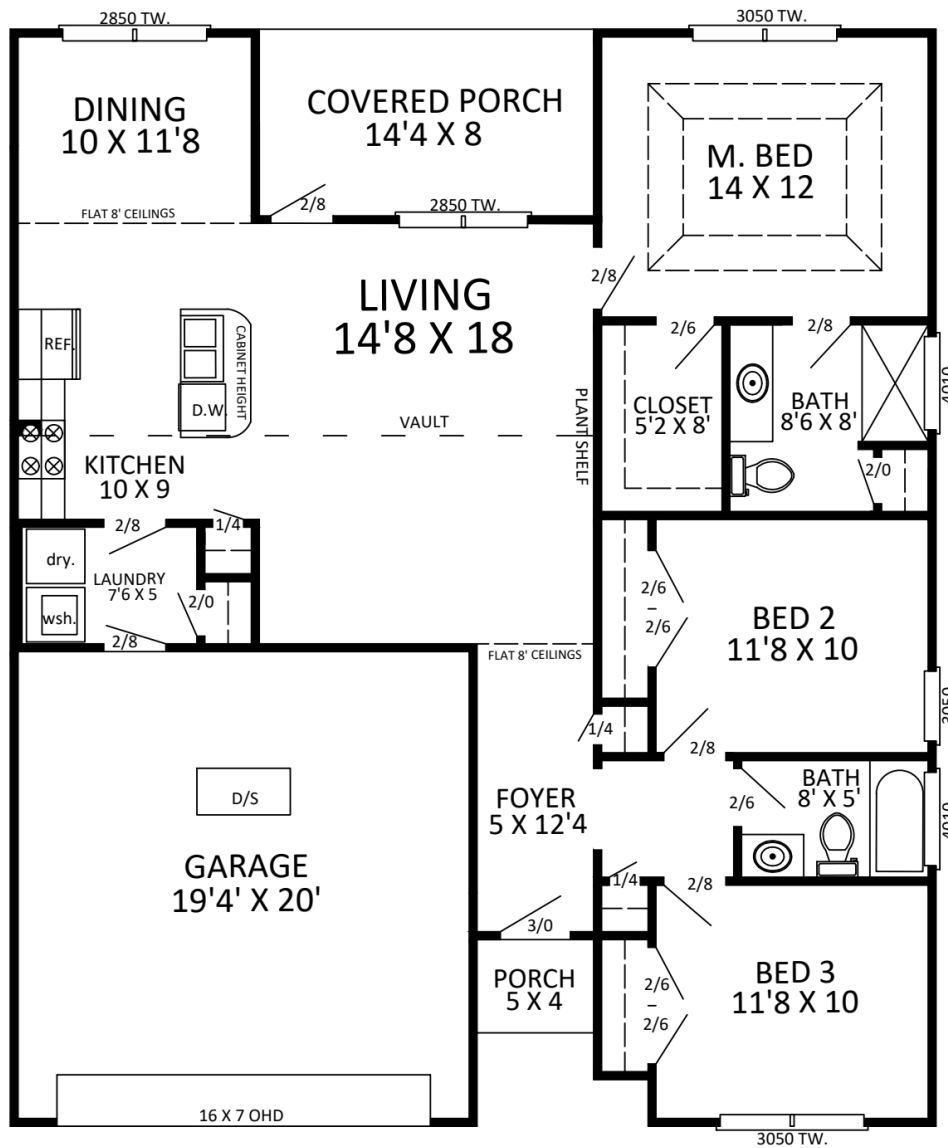
## QUALITY BRAND & REPUTATION

- Home Customization Available
- Pre-Closing Homeowner Orientation
- Full Time Warranty Department
- Sentricon®** Termite Bait System
- Security & Home Automation





# The Sewee

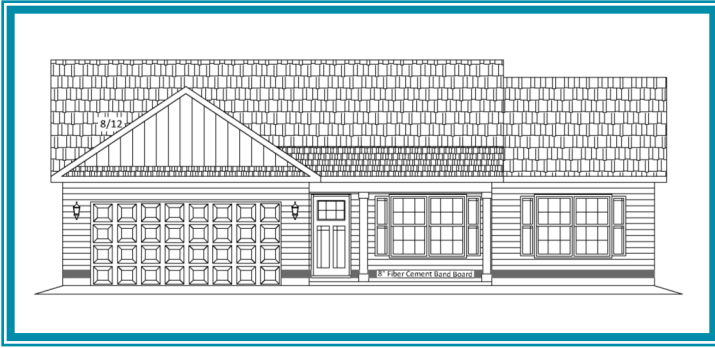


**SEWEE**  
 1302 HEATED  
 538 UNHEATED  
 1840 TOTAL

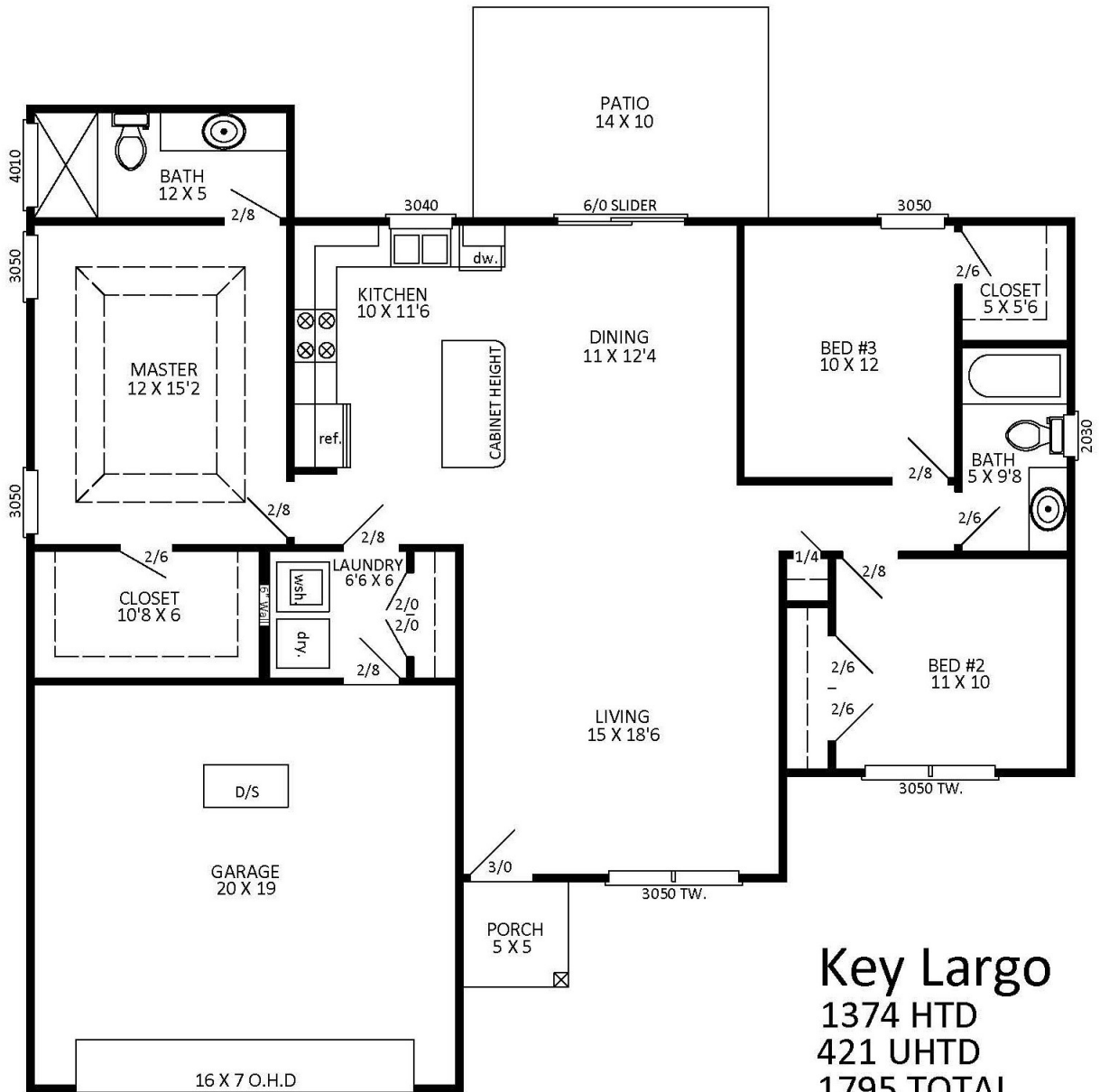
**TRADITION**  
 SERIES

**WOODSIDE**  
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# The Key Largo



**Key Largo**  
 1374 HTD  
 421 UHTD  
 1795 TOTAL

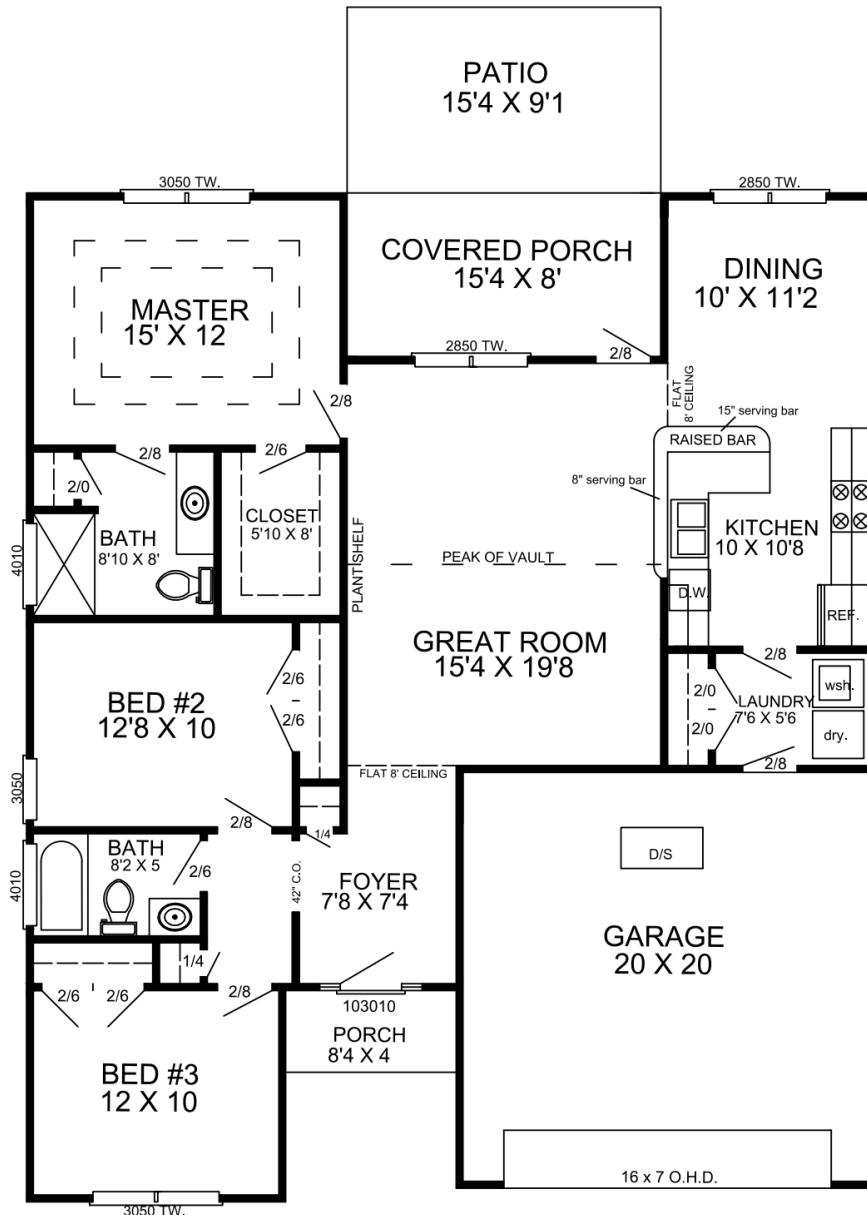
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# The Oak II



OAK II  
 1416 HEATED  
 573 UN HEATED  
 1989 TOTAL

TRADITION  
 SERIES

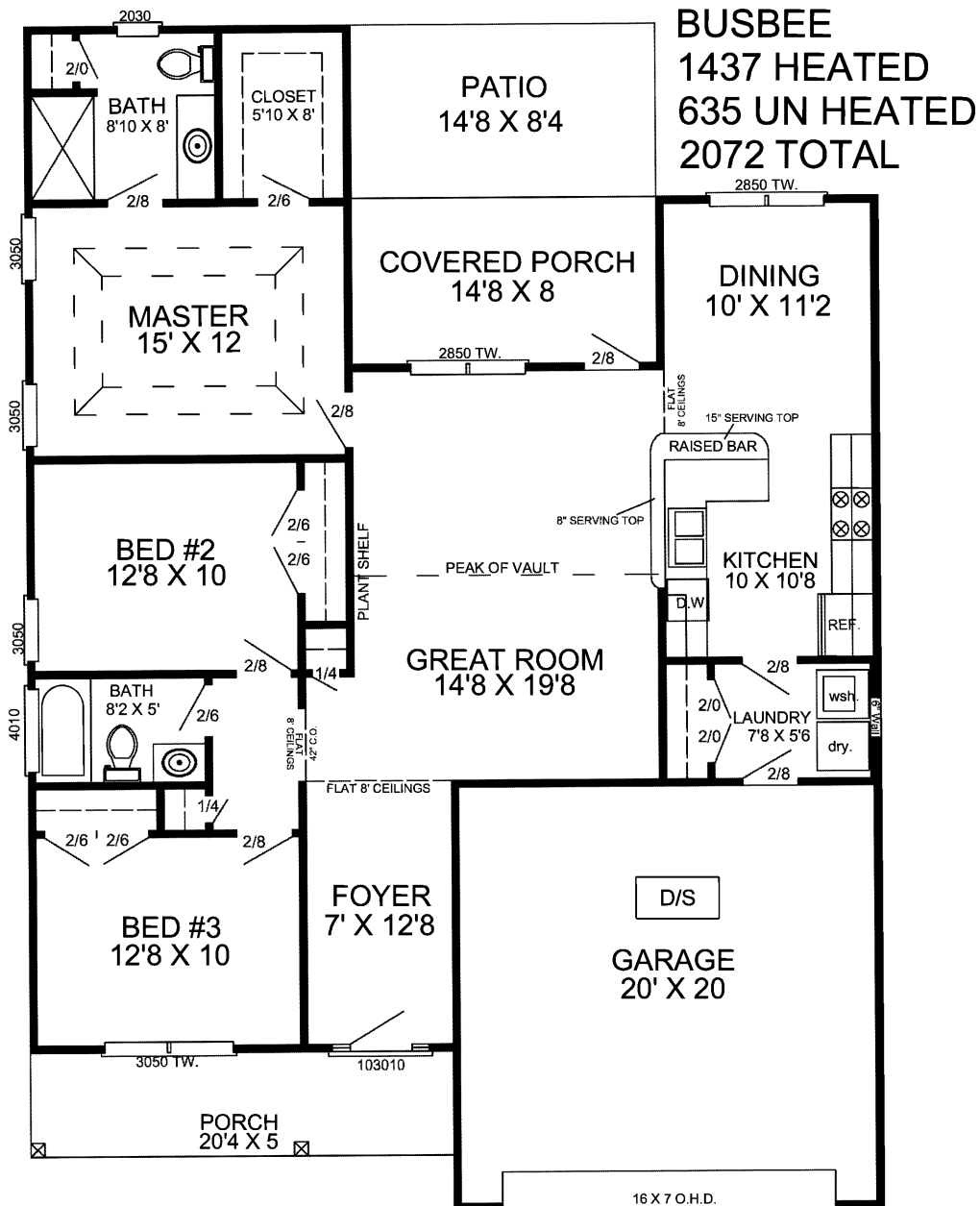
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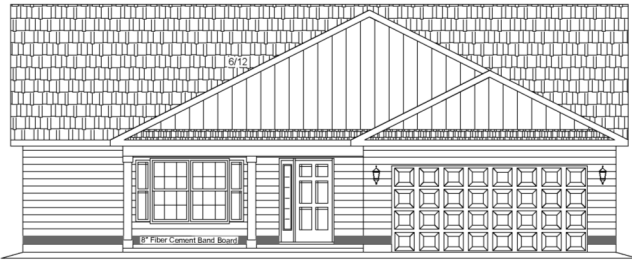
# The Busbee



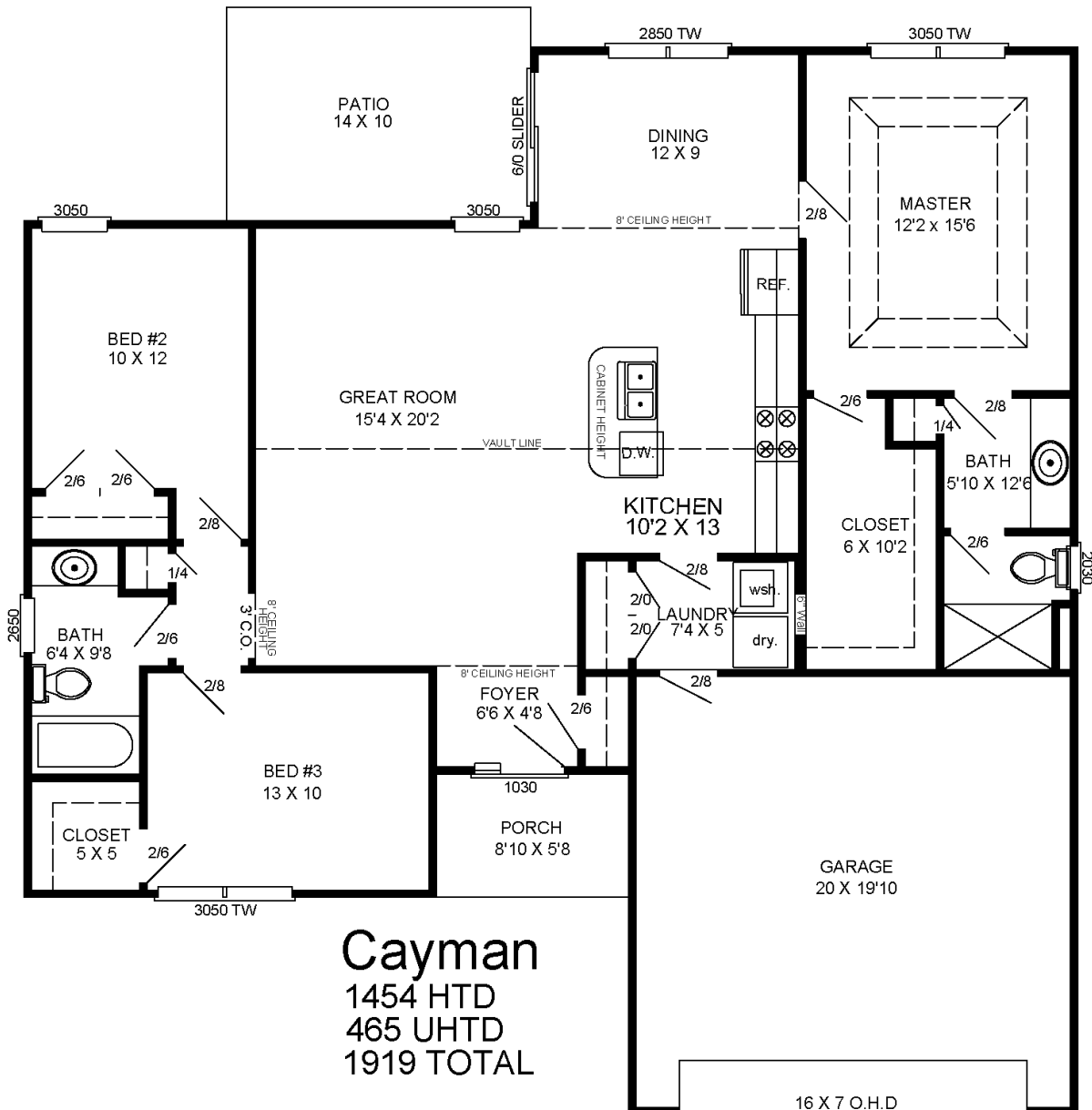
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# The Cayman



**Cayman**  
 1454 HTD  
 465 UHTD  
 1919 TOTAL

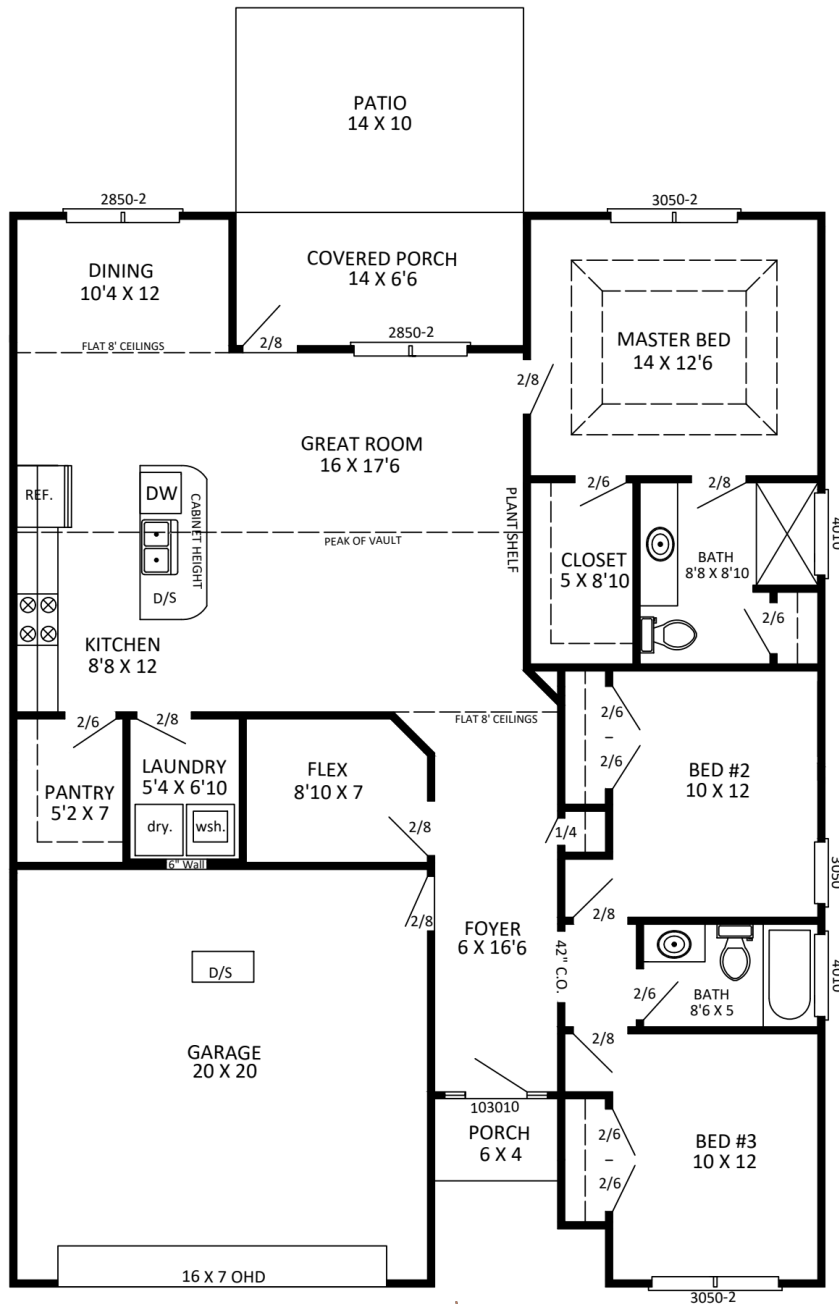
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# The Hatteras



**Hatteras**  
 1507 HEATED  
 531 UNHEATED  
 2038 TOTAL

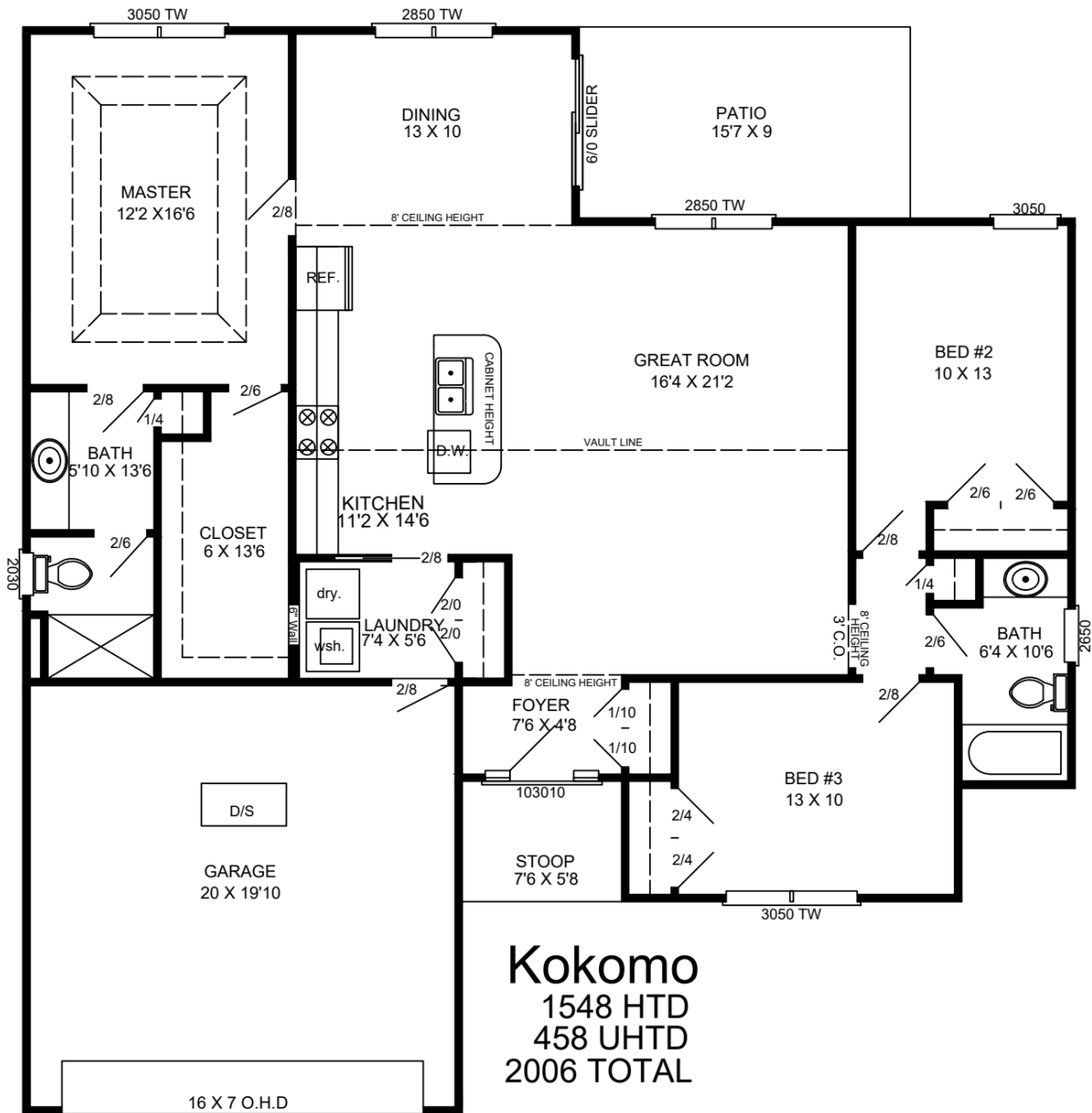
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# The Kokomo



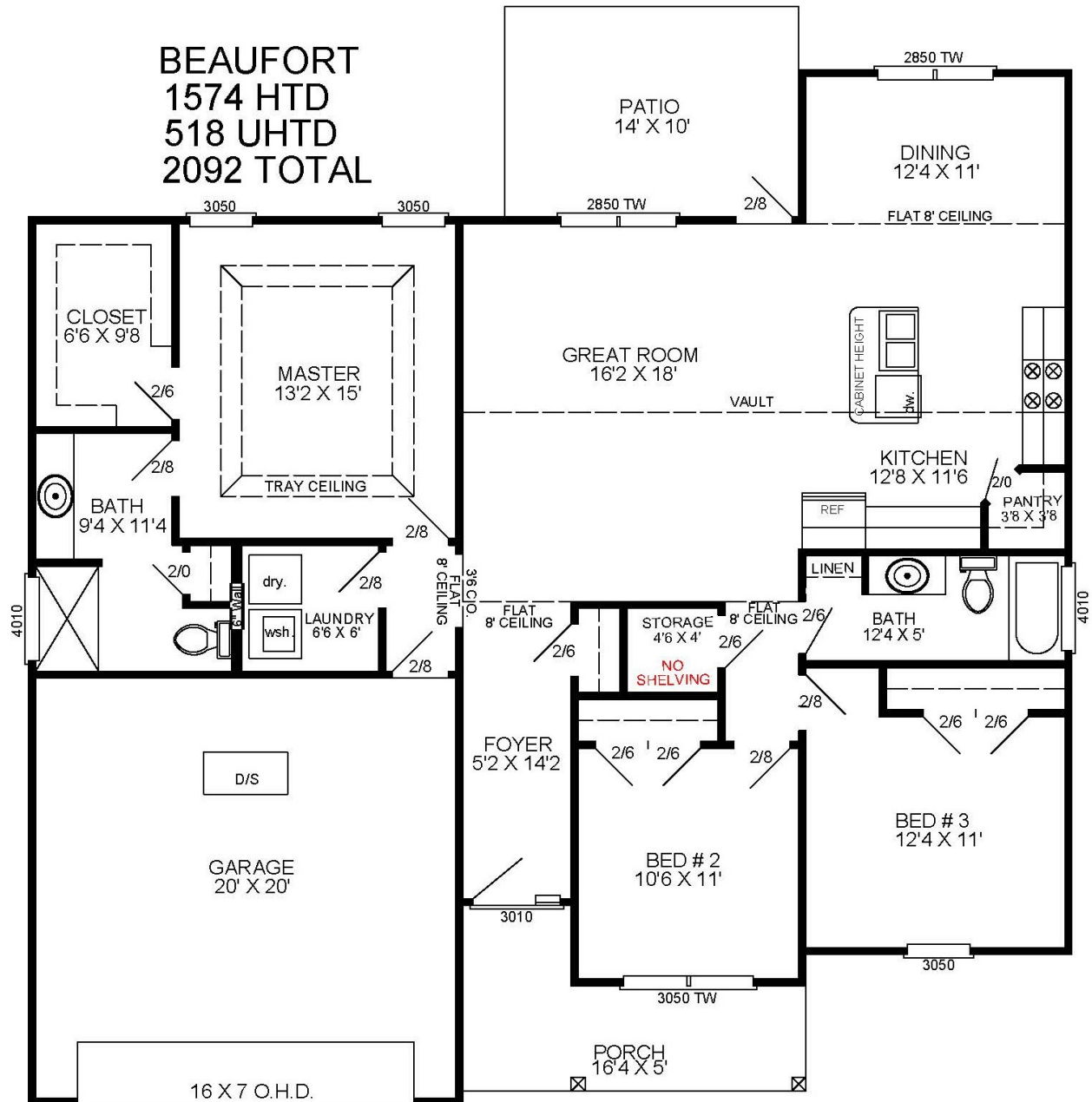
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# The Beaufort



**TRADITION**  
**SERIES**

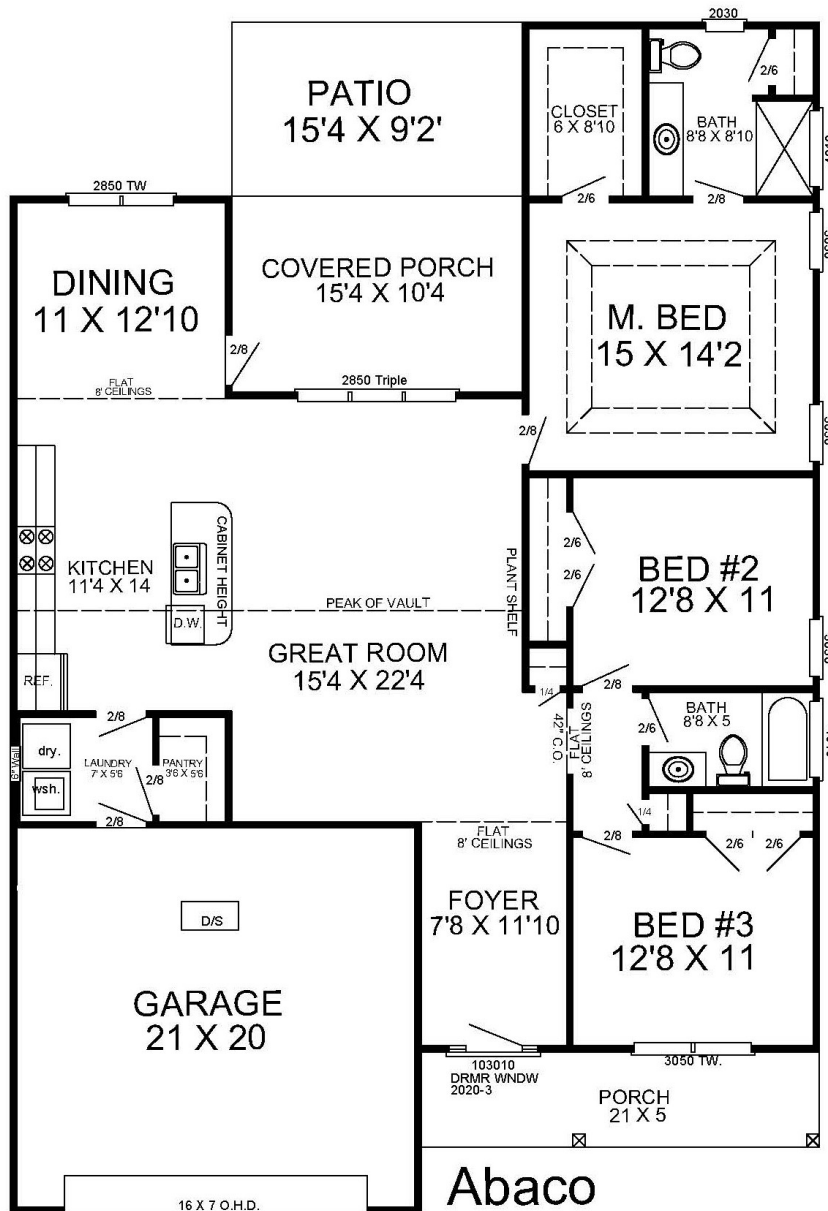
  
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# The Abaco



**Abaco**  
 1660 HEATED  
 700 UNHEATED  
 2360 TOTAL

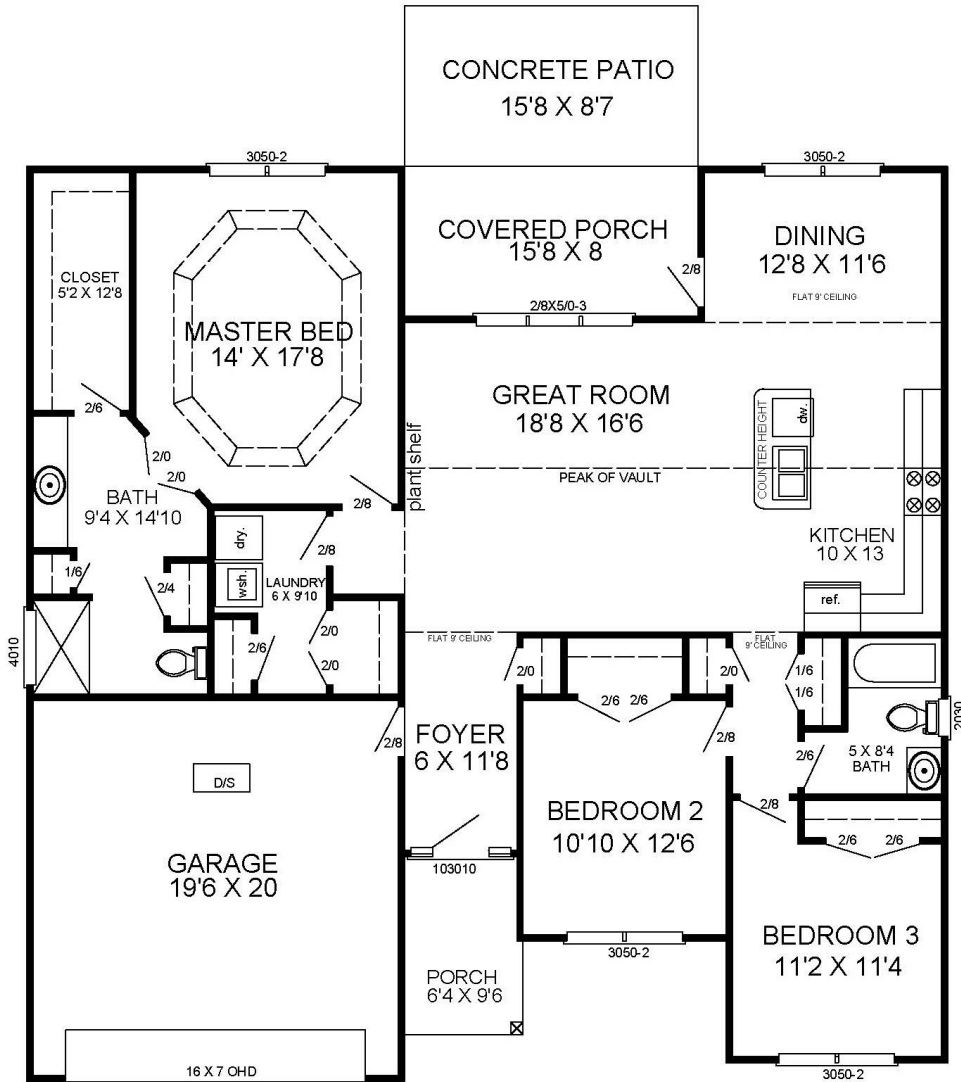
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# The Sanibel



THE SANIBEL  
 1701 MAIN FLOOR  
 591 UNHEATED  
 2292 TOTAL

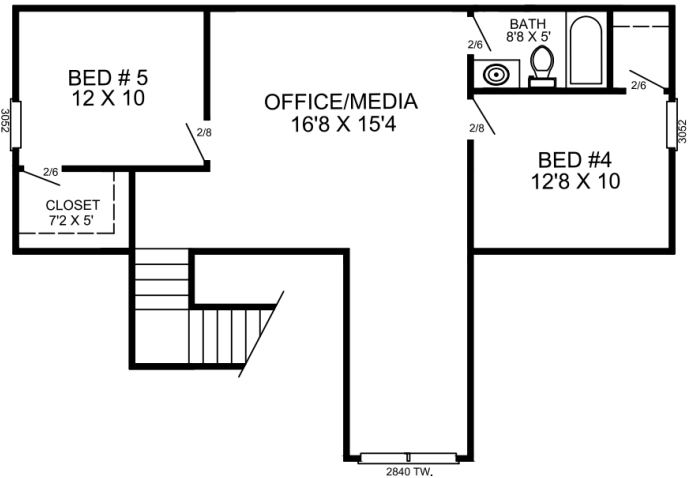
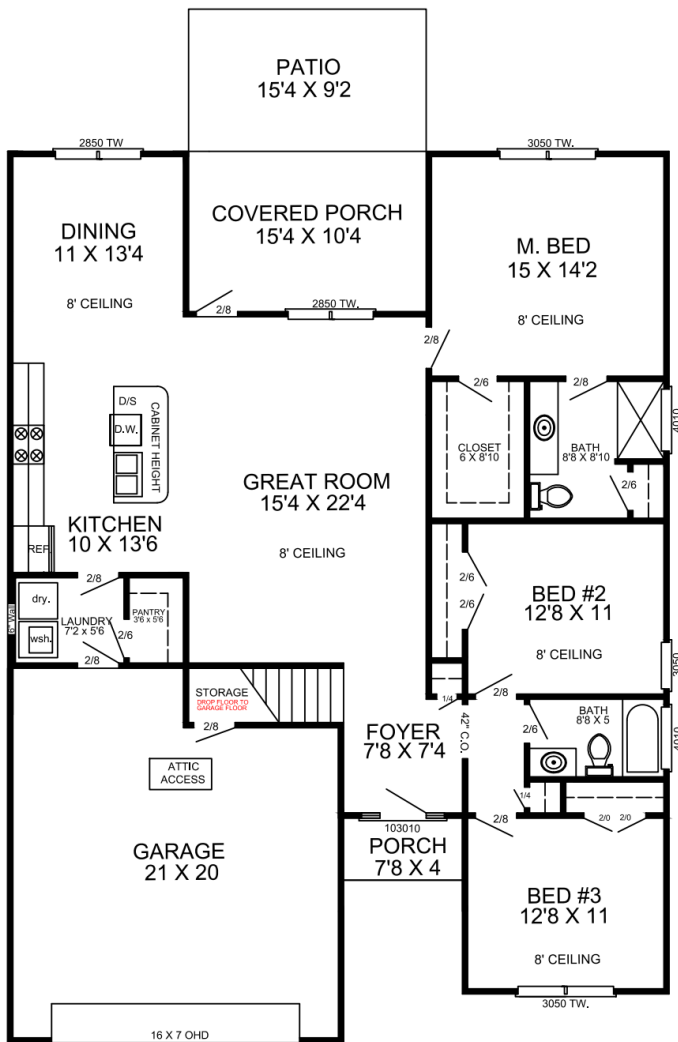
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# The Live Oak II



**LIVE OAK II**  
 1659 MAIN FLOOR  
 794 SECOND LEVEL  
 671 UN HEATED  
 3124 TOTAL

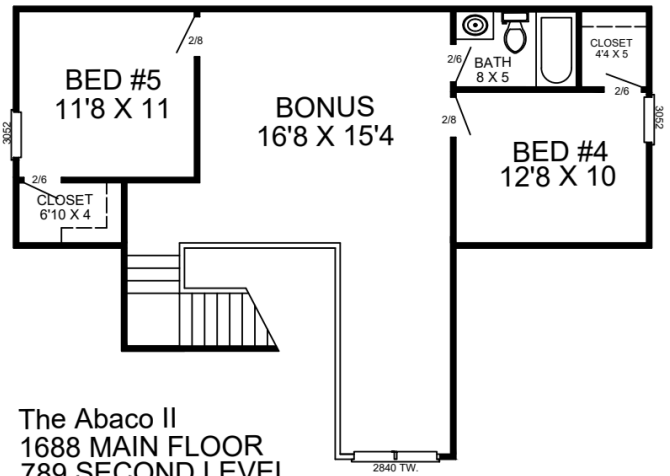
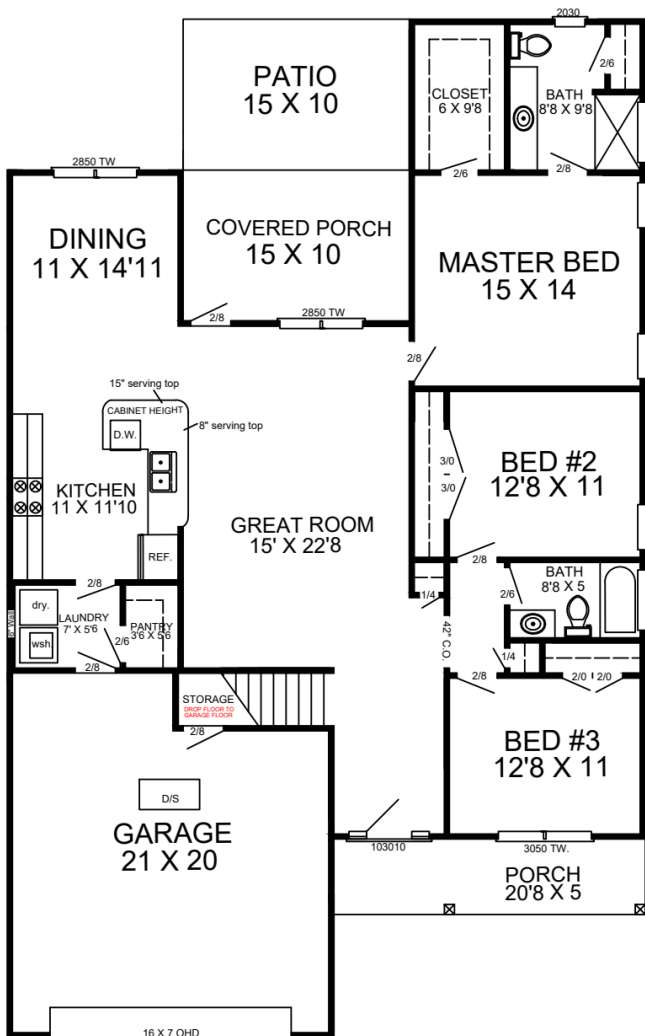
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# The Abaco II



The Abaco II  
 1688 MAIN FLOOR  
 789 SECOND LEVEL  
 734 UN HEATED  
 3211 TOTAL

**TRADITION**  
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