

# CHESTNUT RIDGE

Now Selling

 A Natural Gas Community



## NEW HOMES FROM THE \$300s

Welcome to Chestnut Ridge, a Beverly Homes-exclusive community in Conway, SC. Located near International Drive, Hwy 22, and Hwy 31, Chestnut Ridge offers new homes with thoughtful details and innovative designs. The Natural-Gas community offers a variety of one and two-story floor plans with impressive standard features. Experience the freedom to make custom home changes to your floor plan. Pool and Cabana Coming Soon!

## Community Highlights

- ◆ Low Monthly HOA
- ◆ Minutes to International Drive
- ◆ Water View & Privacy Lots
- ◆ Home Customization Available
- ◆ 3, 4 & 5 Bedroom Models Available
- ◆ Natural-Gas Community

Archie Sanders | Sales Consultant

843.685.2496 | archiejsanders@yahoo.com

Sales Center: 459 Hayloft Circle | Conway SC | 29526

  
**BEVERLY  
HOMES**  
*Building Lifestyles*



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## Impressive Standard Features

### Classic Finishing Touches

- 9' Ceilings on 1st Floor Standard 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 Rebound 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

- Spacious Kitchen Plans Designed to entertain your guests & serve your family
- **Frigidaire**® Energy Saving Stainless Steel Appliance Package, including direct Vent Space Saver Microwave, multi-cycle Dishwasher, & Gas top range w/ self-cleaning oven
- **Aristokraft**™ Profiled Birch Cabinets 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 w/ 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!”*



## Exciting Exteriors

- 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)
- 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.
- 1-Year Coverage on Materials & Workmanship\*\*
- **Sentricon™** Termite Colony Elimination System, the #1 choice of builders & homeowners, w/ renewable Bond
- Pre-Closing Homeowner Orientation

## Energy-Efficient Designs & Quality Construction

- Insulated Low E Glass Single Hung Tilt-In Windows and Patio Doors
- 14.3 SEER2 Central Air Conditioning w/ Energy-Efficient Gas Furnace
- Space Conditioned Design & Accurate Load Calculation for HVAC Comfort
- Energy Efficient **Rinnai™** Tank-less 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 the summer & Warm in the winter
- All walls Framed 16” on Centers, providing 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 before Concrete Placement
- Monolithic slab that Provides a Solid Foundation
- All Building Plans — Engineer Sealed

## Home Security & Safety

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

**Note: Beverly Homes offers Home Customization and Upgrades. Please contact:**

**Archie Sanders | 843.685.2496**



# 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

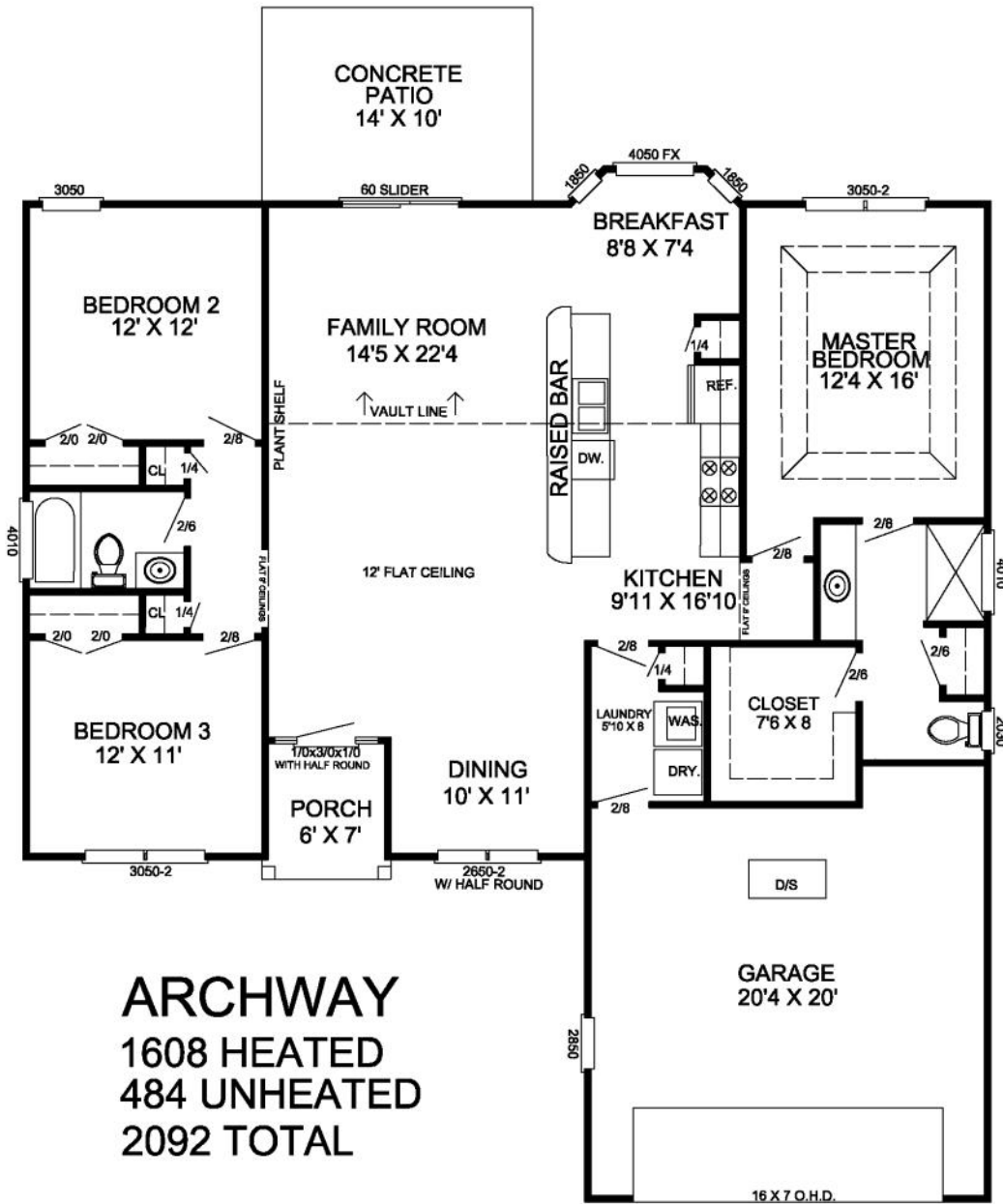
## QUALITY BRAND & REPUTATION

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





# The Archway



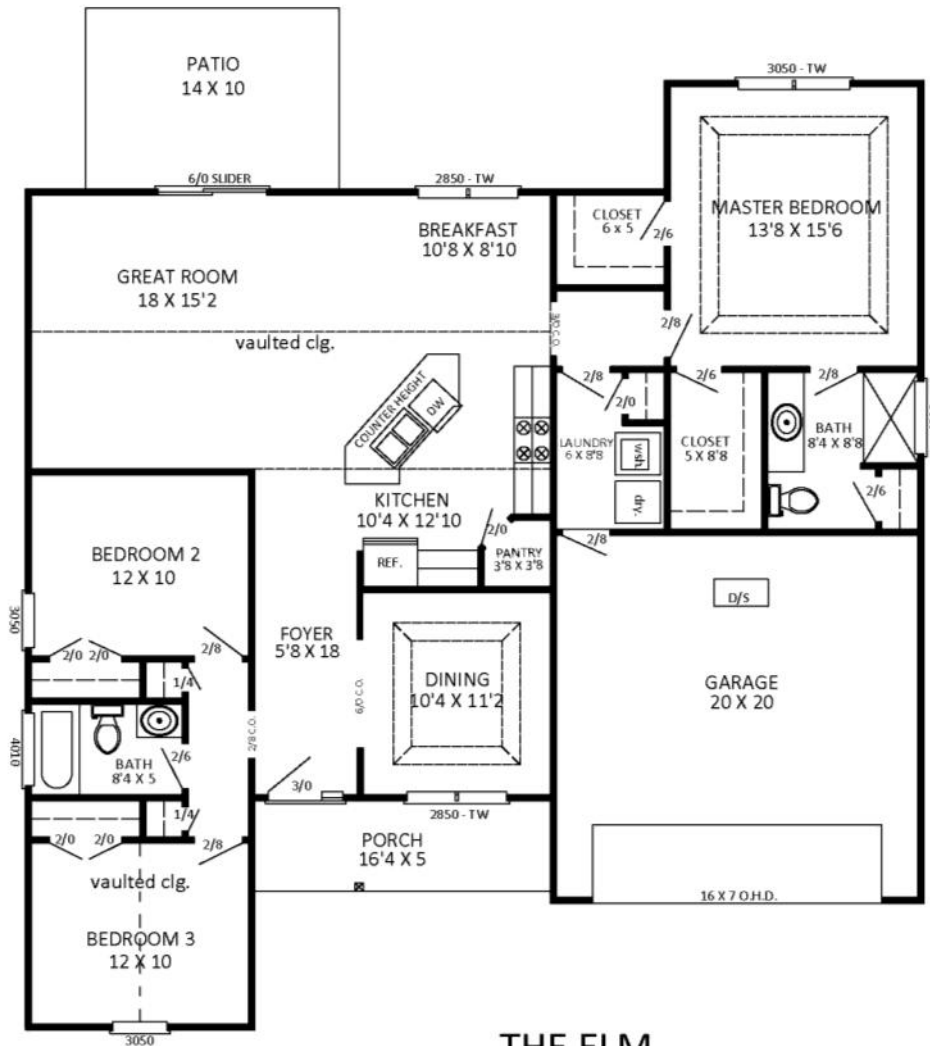
**ARCHWAY**  
**1608 HEATED**  
**484 UNHEATED**  
**2092 TOTAL**



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# The Elm



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

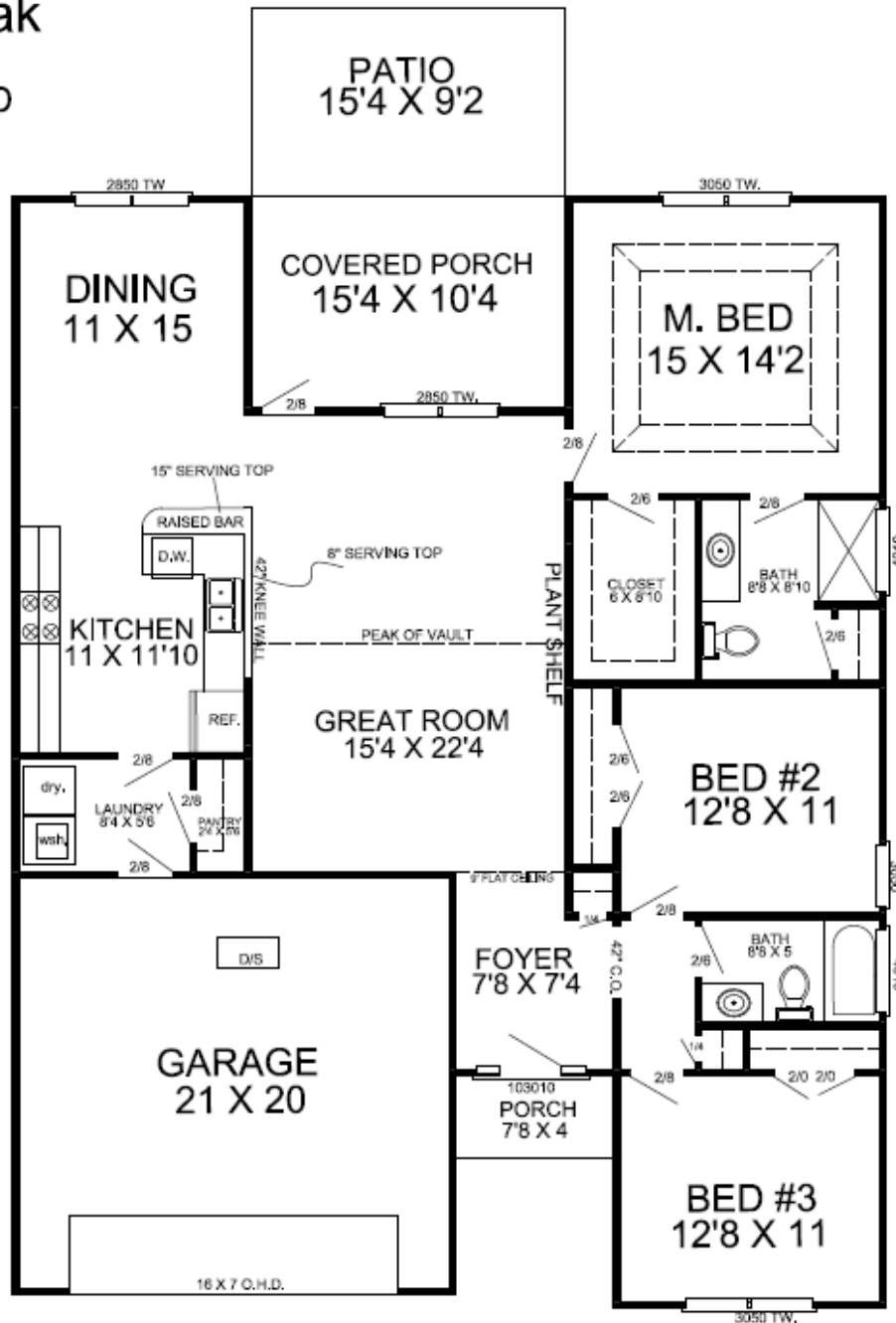


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# The Live Oak

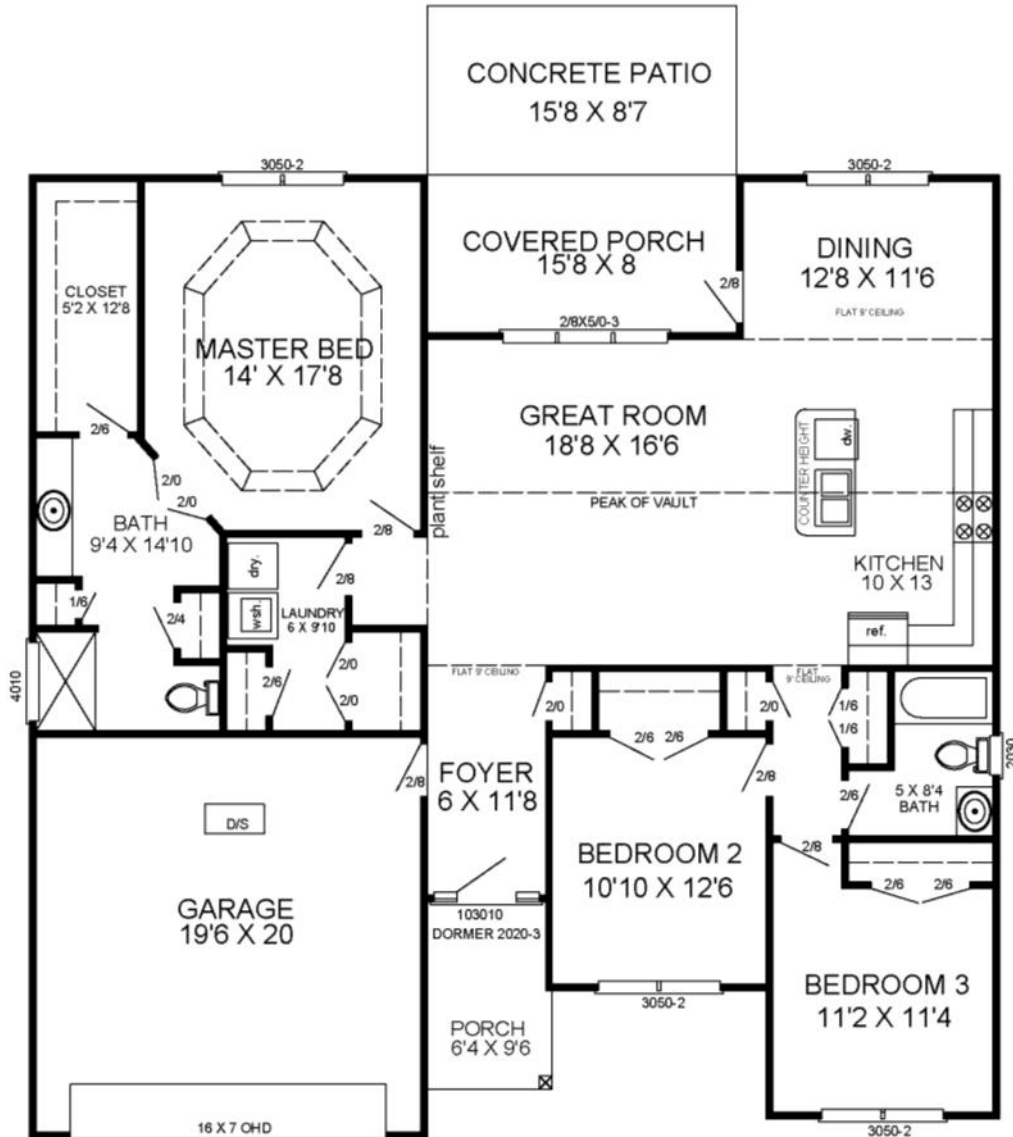
**The Live Oak**  
 1621 HEATED  
 626 UNHEATED  
 2247 TOTAL



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# The Sanibel



**THE SANIBEL**  
**1701 MAIN FLOOR**  
**591 UNHEATED**  
**2292 TOTAL**

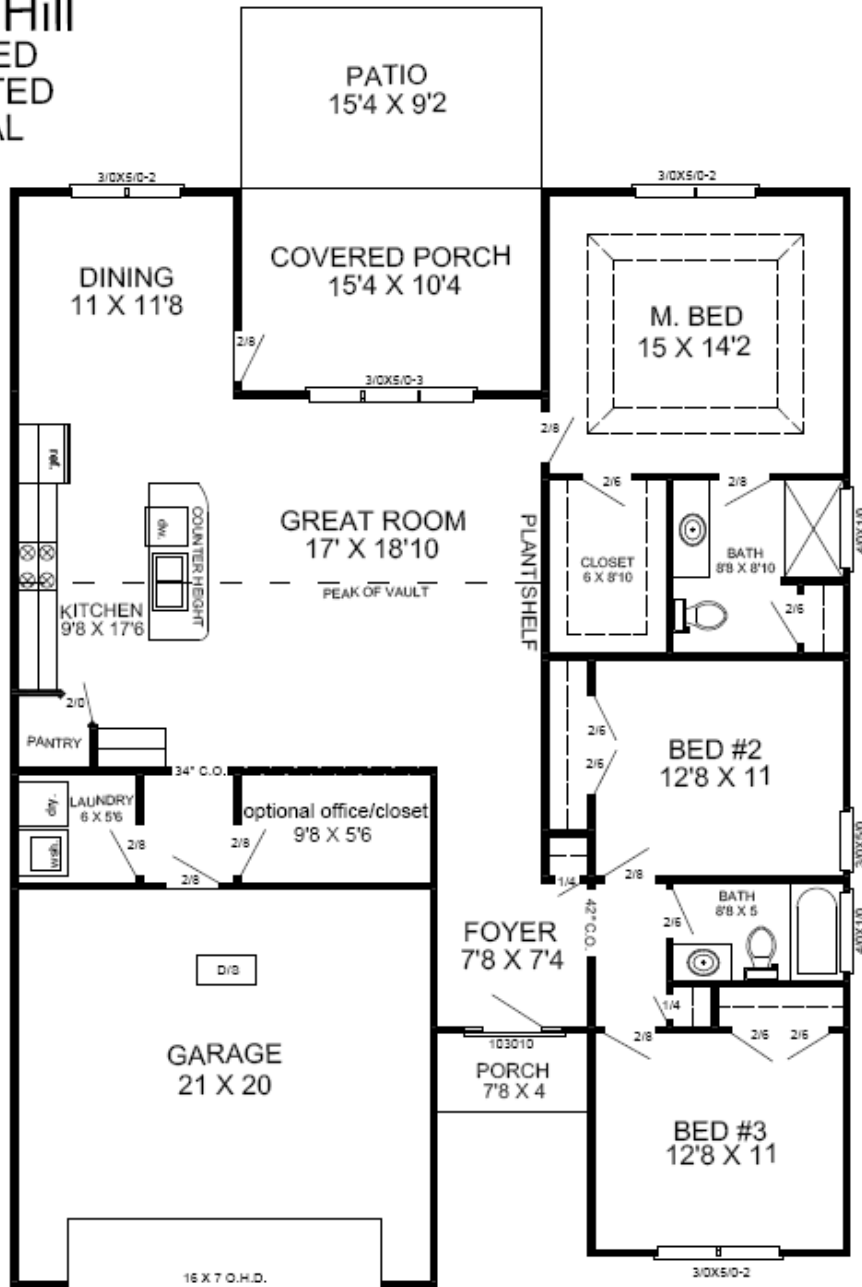






# The Parkhill

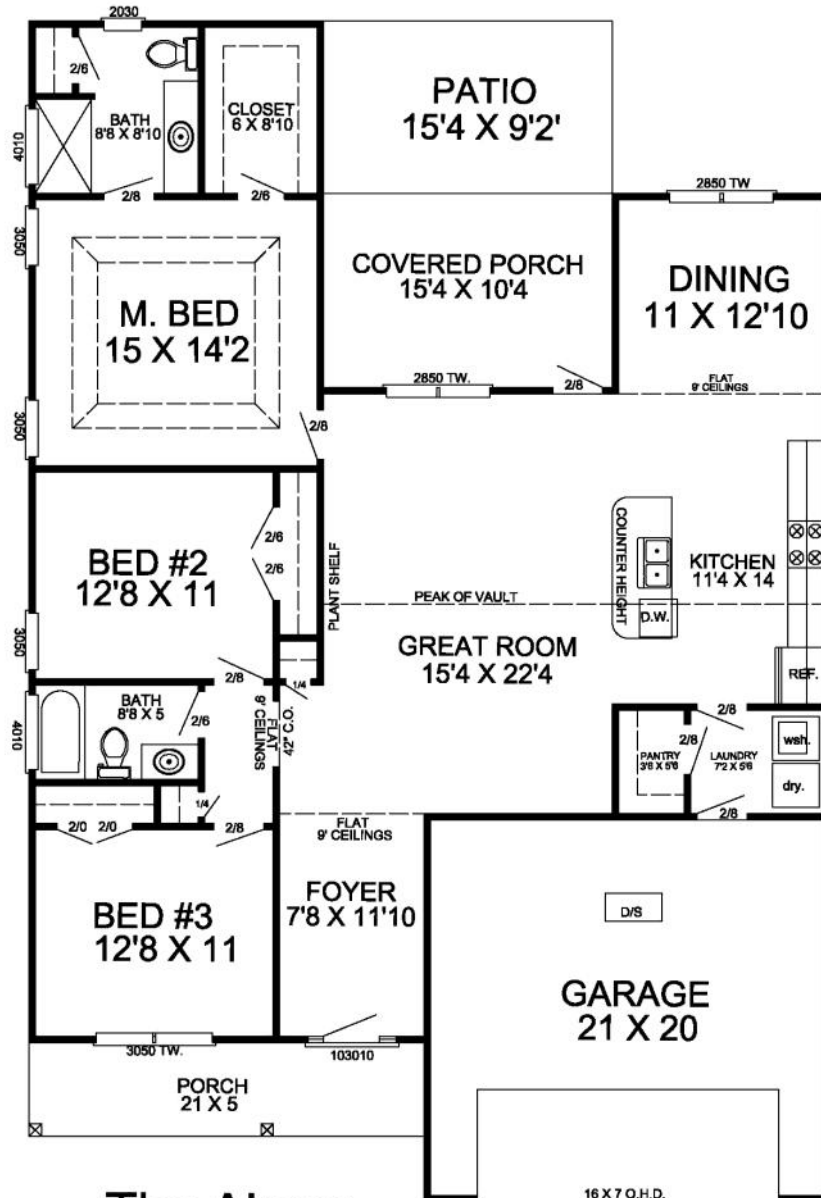
**The Park Hill**  
 1671 HEATED  
 627 UNHEATED  
 2298 TOTAL



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# The Abaco



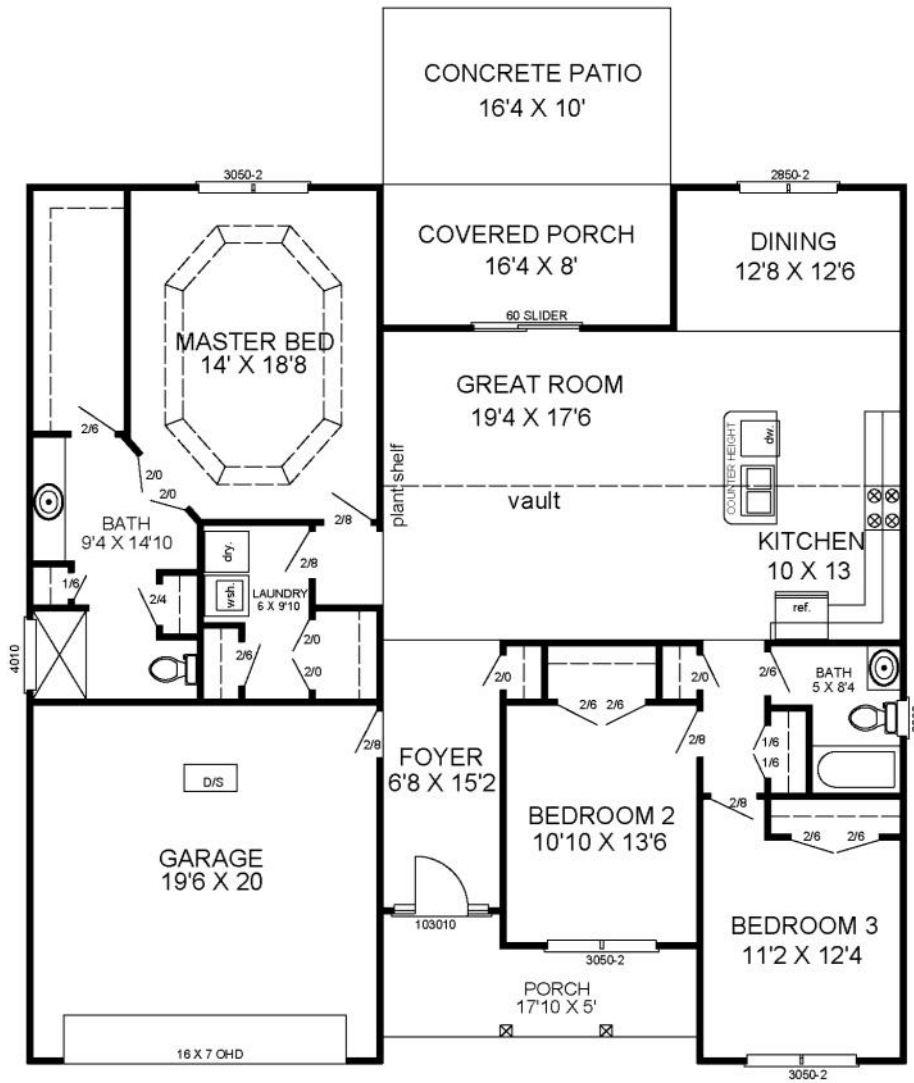
**The Abaco**  
 1660 HEATED  
 700 UNHEATED  
 2360 TOTAL



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# The Sullivan



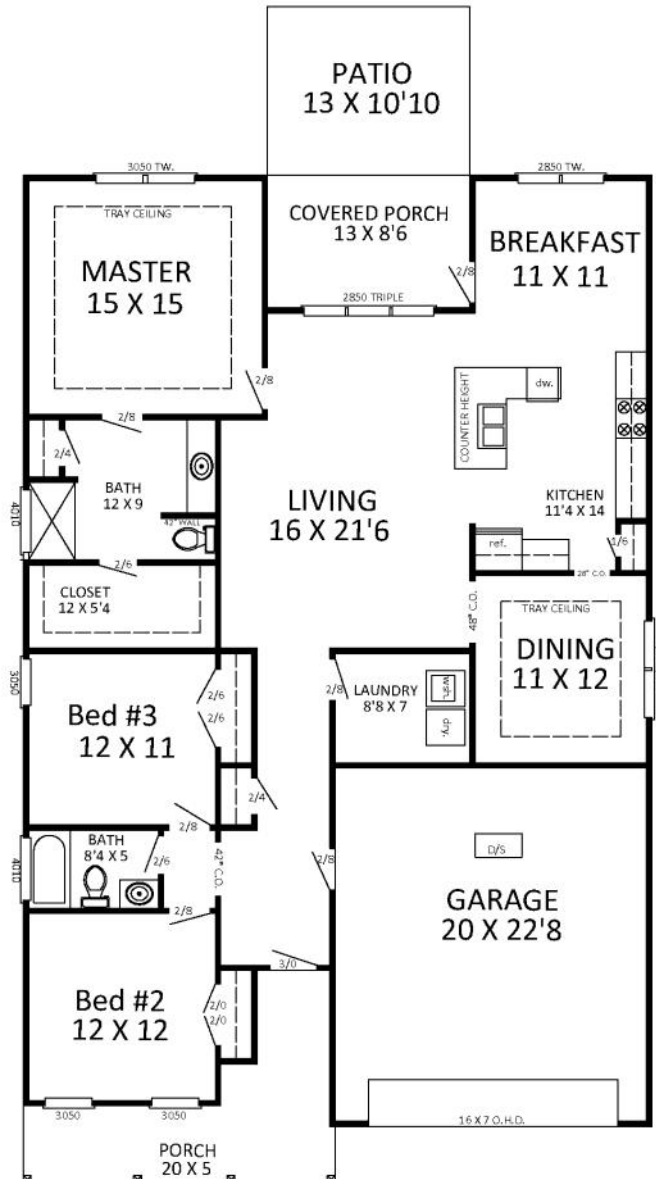
THE SULLIVAN  
 1817 MAIN FLOOR  
 640 UNHEATED  
 2457 TOTAL



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# The Pinckney

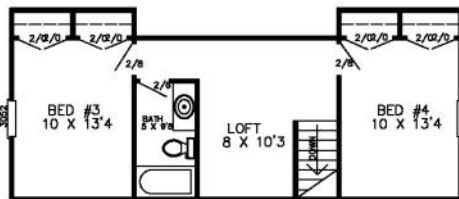
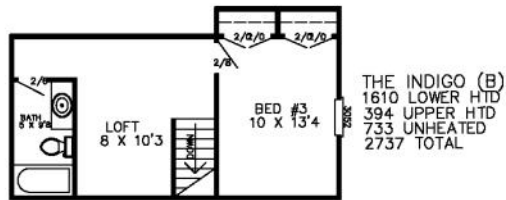
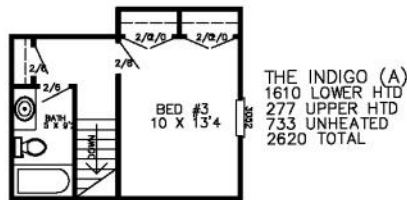
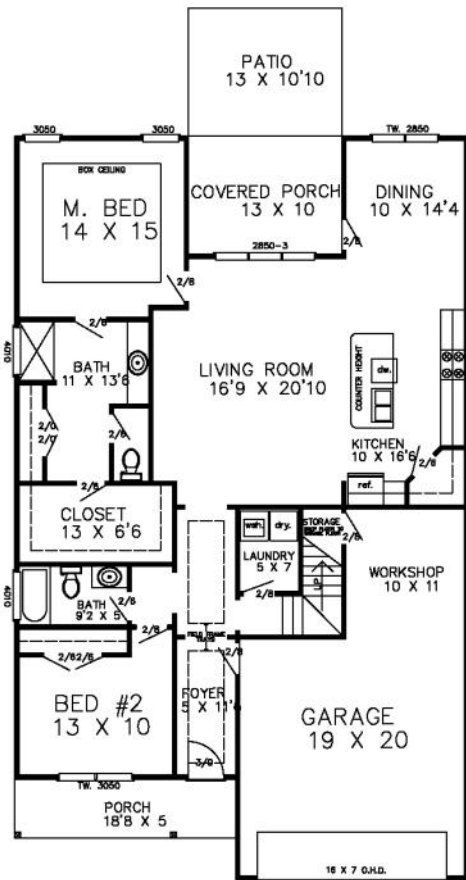


The Pinckney  
1806 Htd  
728 Uhd  
2534 Total





# The Indigo



CHESTNUT  
RIDGE



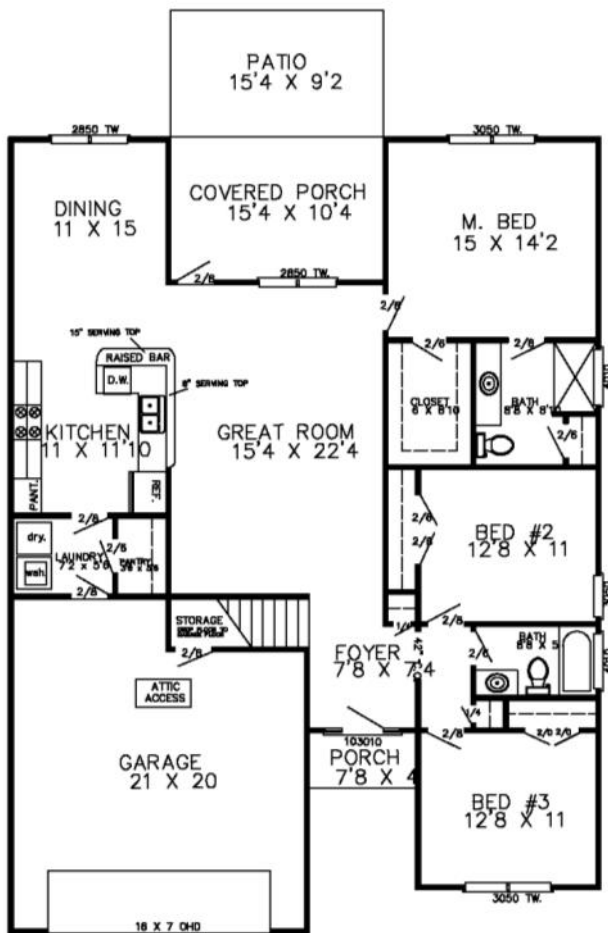
EQUAL HOUSING  
OPPORTUNITY

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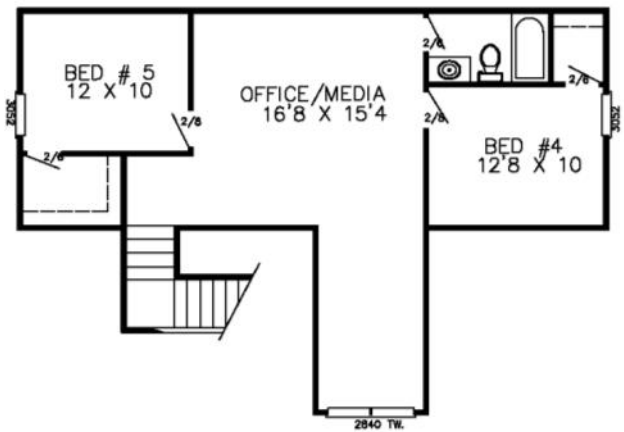


# Live Oak II

## Main Floor



## 2nd Level



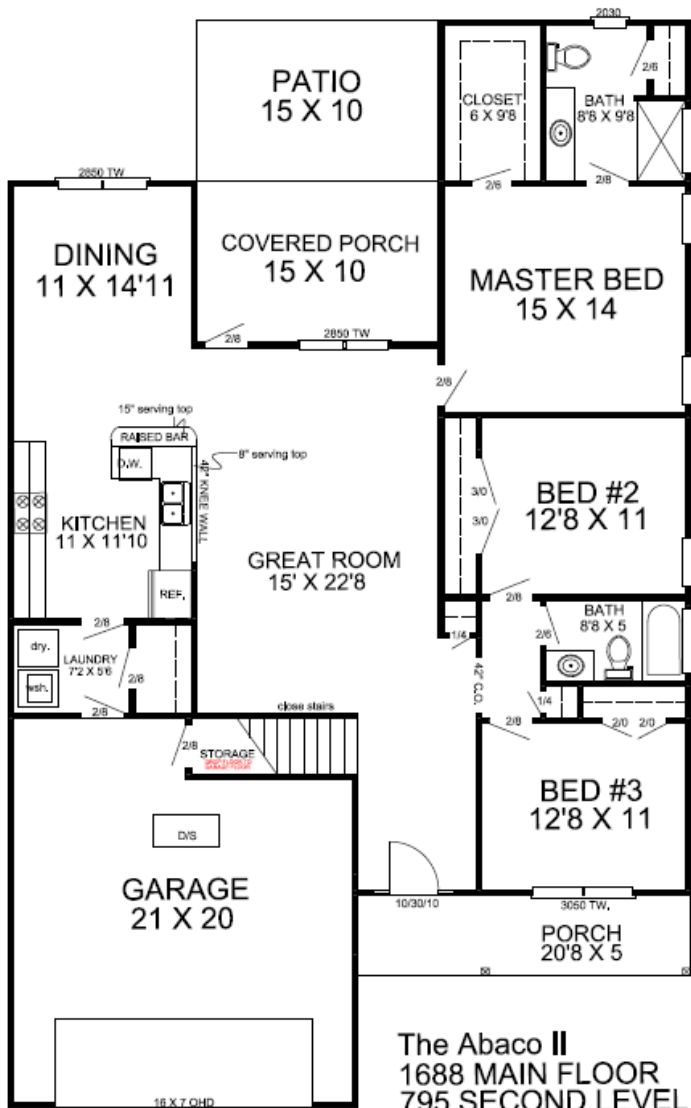
LIVE OAK II  
 1659 MAIN FLOOR  
 794 SECOND LEVEL  
 671 UN HEATED  
 3124 TOTAL



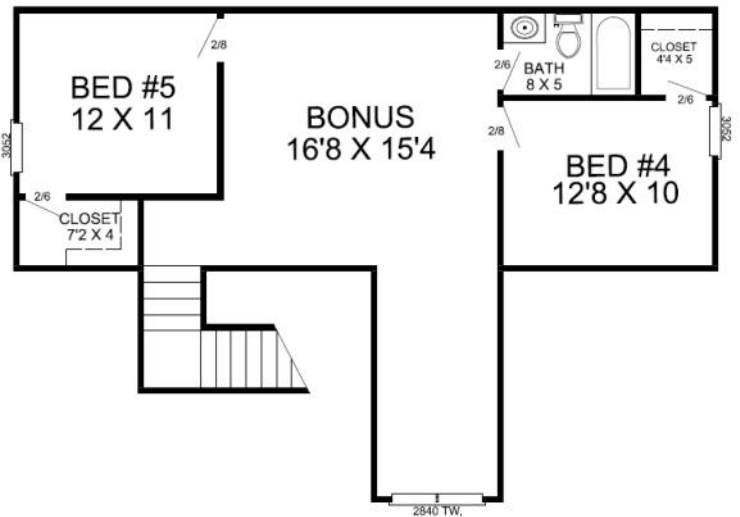


# The Abaco II

## Main Floor



## 2nd Level



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

