

Baron's Bluff North



Floor Plan	Heated SQFT	Beds/Baths	Garage	Base Price
The Dewees	1,358	3,2	2 Car	\$139,999
The Kingston 50	1,409	3,2	2 Car	\$144,999
Oak II	1,436	3,2	2 Car	\$147,499 W/Covered Rear Porch
The Busbee	1,436	3,2	2 Car	\$149,999 W/Covered Rear Porch
The Dogwood	1,502	3,2	2 Car	\$157,499
The Archway	1,607	3,2	2 Car	\$159,999
The Beaty	1,636	3,2	2 Car	\$162,499
The Live Oak	1,625	3,2	2 Car	\$164,999 W/Covered Rear Porch
The Abaco	1,659	3,2	2 Car	\$167,499 W/Covered Rear Porch
The Poplar 50	1,801	3,2	2 Car	\$182,499
The Beaty II	2,308	5,3	2 Car	\$192,499
The Live Oak II	2,342	5,3	2 Car	\$194,999 W/Covered Rear Porch
The Abaco II	2,480	5,3	2 Car	\$199,999 W/Covered Rear Porch

Homes in Barons Bluff North Overview

- ◆ Land and Homes Packages starting in the \$130's.
- ◆ Water view and Perimeter Lots Available from .23 to 1/2 Acres Wooded and non Wooded
- ◆ Impressive standard Features that most Builders don't include
- ◆ All of our homes come with warranties on appliances, structural defects, Extended Roofing Assurances, Quality and Efficient HVAC Equipment, and Increased Design Standards. All of these offering you Peace of Mind and a quality Home.

Community Overview

- ◆ Less than 12 Miles from Downtown Conway and 3 Miles to Hwy 22 and 20 Miles to Hwy 31
- ◆ Within minutes to local shopping, Tanger Outlets Stores, restaurants and attractions
- ◆ Close to Top Notch Health Care Facilities and Hospitals
- ◆ Low HOA Fee's
- ◆ Near Many World Class Golf Courses



For More information or to View Available Models Please contact our

On Site Sales Agent or contact us at

Phone 843.685.2496

Archie Sanders



Baron's Bluff North



FAQ- Frequently Asked Questions

Thank you for your interest in the Barons Bluff North Community! Included in this packet you will find floor plans, a summary of the standard features included in the Barons Bluff North Home Package, as well as available lots and pricing. Please let us know if you have any additional questions about construction/customization options, our building process, or general community questions. We can be reached during normal business hours on Monday-Friday at 843.685.2496 or by email anytime at archiejsanders@yahoo.com. Below you will find some frequently asked questions regarding Barons Bluff North. Thank you again for the opportunity to earn your business!

Can I make custom changes to the floor plans and can I upgrade from the standard features?

Yes! We at Beverly Homes thrive on making your home truly yours! You can add your custom changes to the floor plan as well as upgrade all areas of the home including but not limited to: Flooring upgrades, cabinet and countertop upgrades, floor plan changes, upgraded appliance and mechanical options ect. See our sales associate for all options.

What are the Taxes on a home in Barons Bluff North?

Tax rates are based on the valuation of a home. Your New Home Consultant will have information for you regarding the estimated taxes that will be assessed on your new home.

Do I need a real estate agent to purchase a new home?

No, you do not need a real estate agent to purchase a new Beverly Home. Our New Home Consultants are here to assist you before, during and after your new home purchase. The choice to work with a real estate agent is personal and solely yours to make, but please know that your New Home Consultant will be available to answer any questions you have during your entire home buying experience.

If I have a real estate agent, does he or she need to visit the Community with me?

Yes, if you chose to work with a real estate agent, your agent is required to accompany and register with you during your first visit to the Welcome Home Center.

How do I learn more about financing my new home?

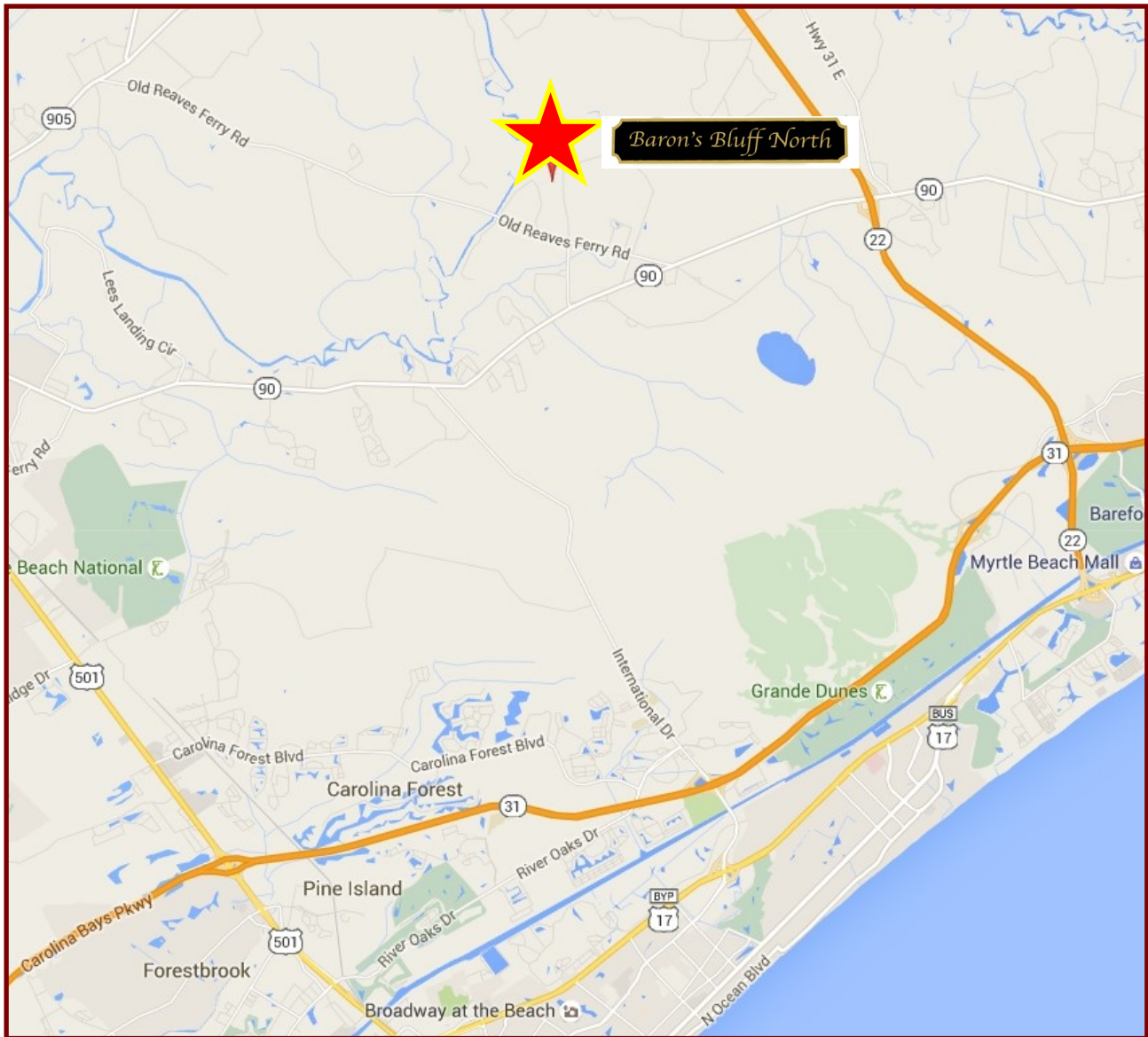
To learn more about financing your Home, please contact one of our new home consultants for Financing Options. We at Beverly Homes have assembled a dedicated team of Mortgage Companies and Banks that will work with you to understand and respond to your individual home buying and financing needs. They will assist you from loan application to closing, and will monitor the mortgage market to deliver you the best possible rate. Ask your new home consultant about current financing incentives!

Contact us today at 843.685.2496

Baron's Bluff North

Where Are We Located?

Barons Bluff North is Located Right outside of Conway! Close to Hwy 22, International Drive, World Class Health Care Facilities. Only 15 Minutes From Myrtle Beach



Directions: From 501 Business in Conway, Take Hwy 90— Go 9 Miles North to Bear Bluff Rd. Take Right onto Bear Bluff Road and Go 1.4 Miles to Barons Bluff North on the Left. From Hwy 22 Go South 3.4 Miles— Turn Right onto Old Reaves Ferry Rd.—Go 1.3 Miles and Turn Right onto Bear Bluff Rd. And Go 1.5 Miles Community is on Left.

Baron's Bluff North



Included Features

Exciting Exteriors

- Front Entry 2 Car Garages with Opener and remote
- Maintenance Free Premium Colonial Beaded Vinyl Siding
- Maintenance Free Soffits and Fascia
- Low E Vinyl Windows-Insulated Glass with Screens
- Fiberglass Dimensional Roof Shingles w/ Upgraded Assurances (ask about our 50 Year Warranty)
- Steel Reinforced Overhead Garage Door
- Fully Sodded Yards (14 Pallet Max) Beautiful Landscaped Beds along Front of Home
- Exterior Weatherproof GFI Protected Electrical Outlets (Per Plan)
- Concrete Walkways and Driveways
- Covered Lanais and Patio's Per Plan
- Deadbolts on all Exterior Doors
- Two Hose Bibs included on Sides of Home



Designer Kitchens

- 30" Stainless Steel Self-Cleaning Gas Range with Microwave and Dishwasher (Frigidaire)
- 36 and 42" Upper Profiled Birch Wood Cabinets Standard with Brushed Nickel Knobs.
- Ice Maker Line for Your Refrigerator
- Deep Bowl Stainless Steel Sink with Detached Sprayer

Relaxing Baths

- Decorator Vanity Cabinets with Cultured Marble Countertops with integral Bowl
- 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
- Birch Cabinetry with Hardware



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 Heat Pump
- Tank less Efficient Hot Water 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
- Exterior Walls Framed 16' Centers
- 200 Amp Electrical Service w/copper Wiring
- Extended 10 Year Warranty Option on HVAC Equipment
- Honeywell Digital Thermostat
- True Engineered Roof Truss System
- Space Conditioned Design and Accurate Load Calculation for HVAC Comfort



Classic Finishing Touches

- 9' Ceilings on 1st Floor Standard
- Smooth Finish Drywall Ceilings Including Garage
- Garage attic Space floored for storage and Drop Down Stair Access.
- Vaulted and Tray Ceilings Per Plan
- Custom Flooring Package Per Plan
- Decorative Arched Interior Doors
- Distinctive Six Panel Entry Door from the Garage into the Home
- 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 Phone and internet Locations – All Bedrooms and Kitchen (Per Plan)
- Pre-Wired Cable Locations – All Bedrooms and Living Area (Per Plan)
- Ceiling Fans in Master Bedroom and Living Room

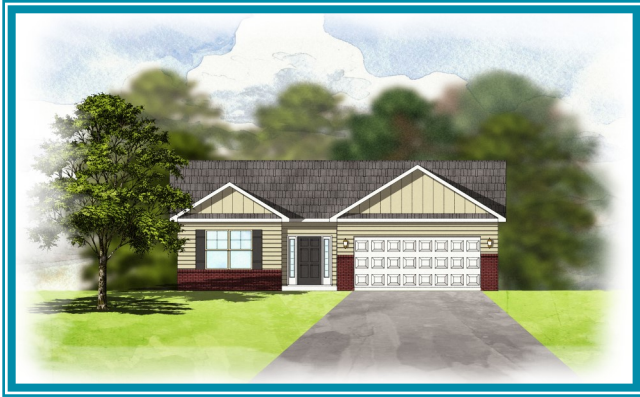
Dependable Warranties

One-Year Coverage on Materials and Workmanship**

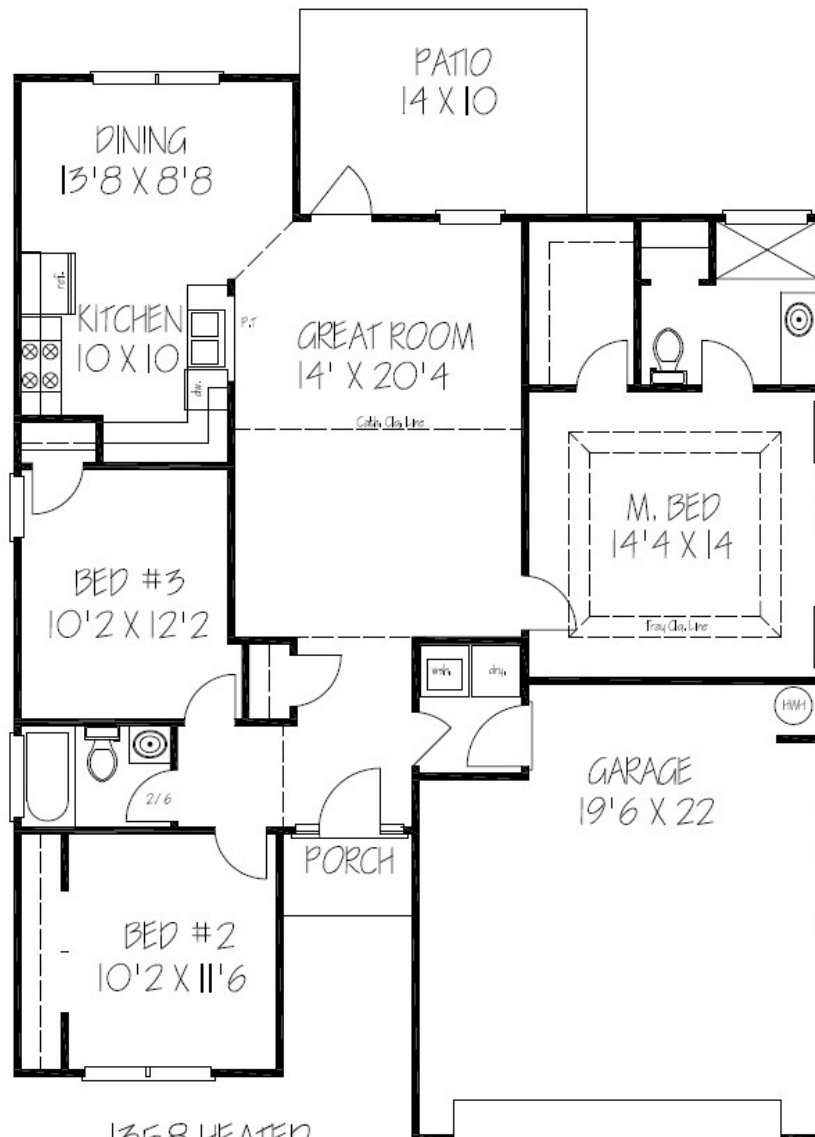
Termite Pre-Treatment renewable Guarantee (5 Years)

Full-Time Beverly Homes Customer Care Department





The Dewees



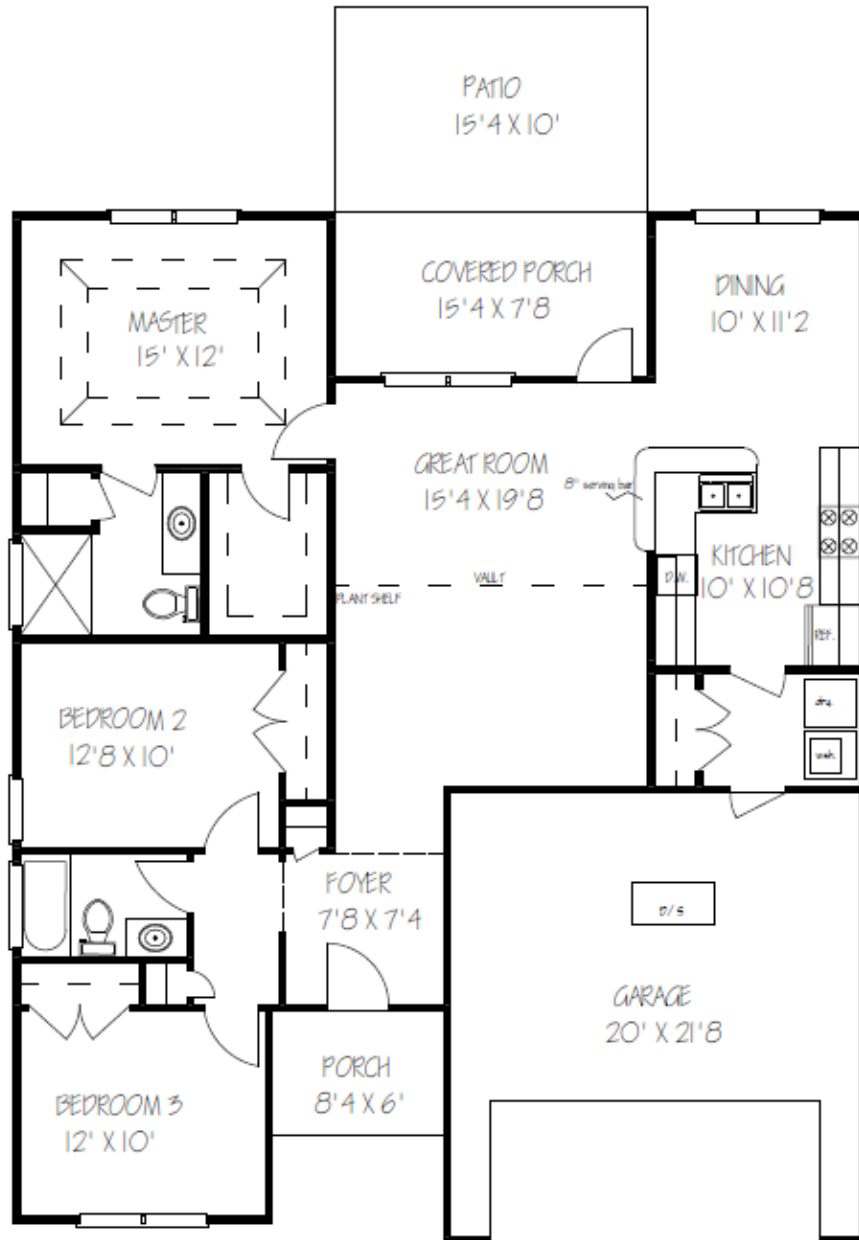
1358 HEATED
 455 UNHEATED
 1813 TOTAL

Signature
 SERIES





The Oak II

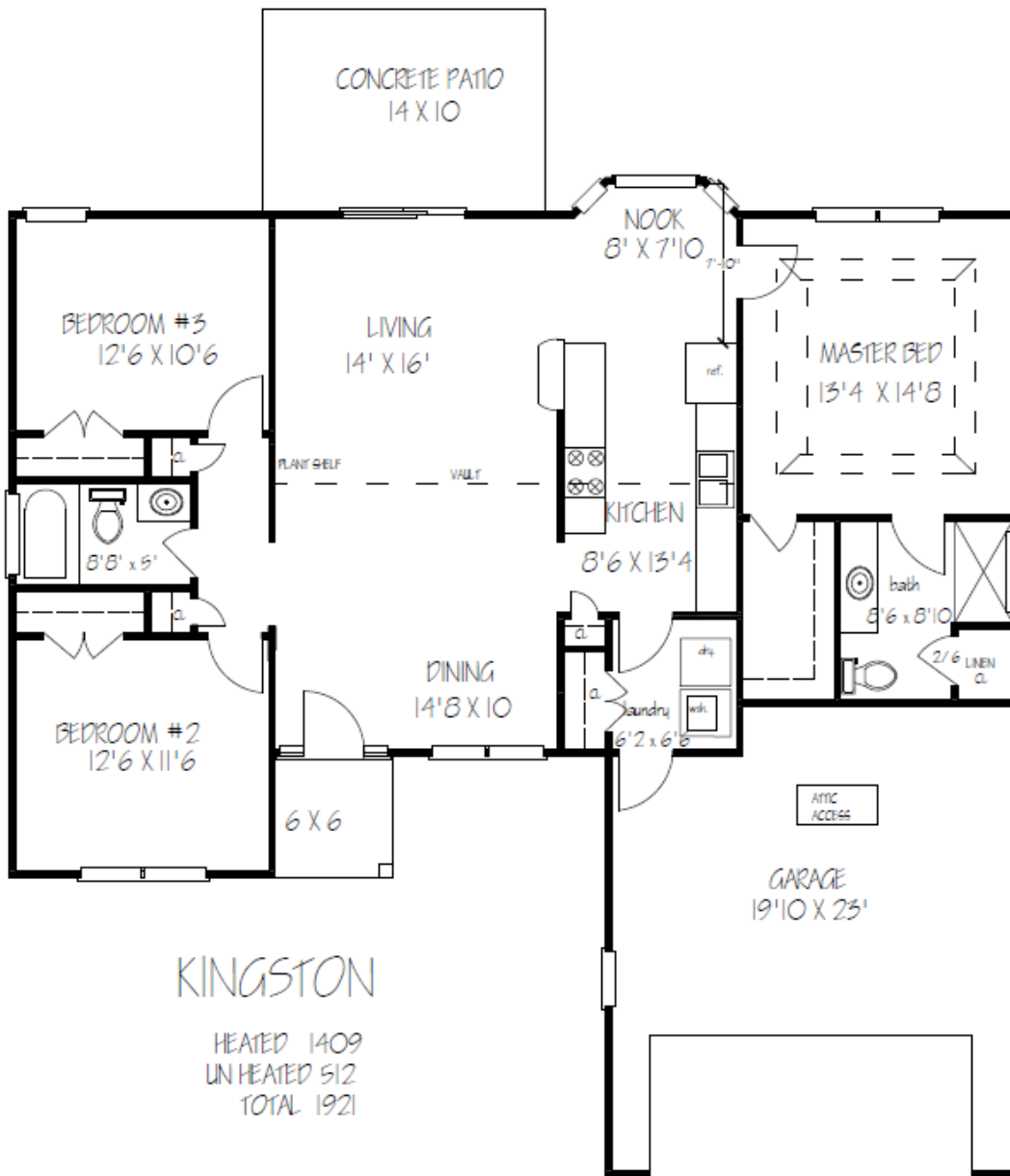


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The Kingston



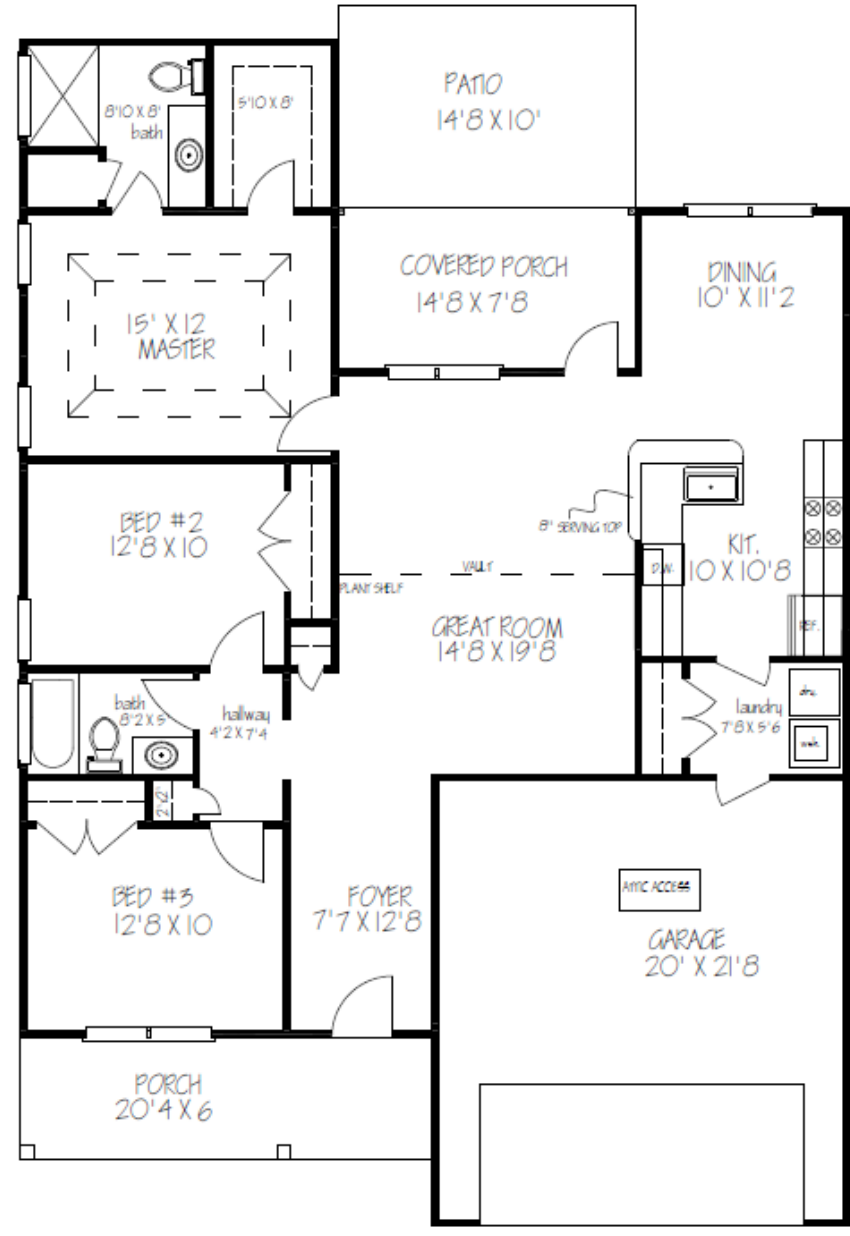
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The Busbee

The Busbee
 1436 MAIN FLOOR
 689 UN HEATED
 2125 TOTAL

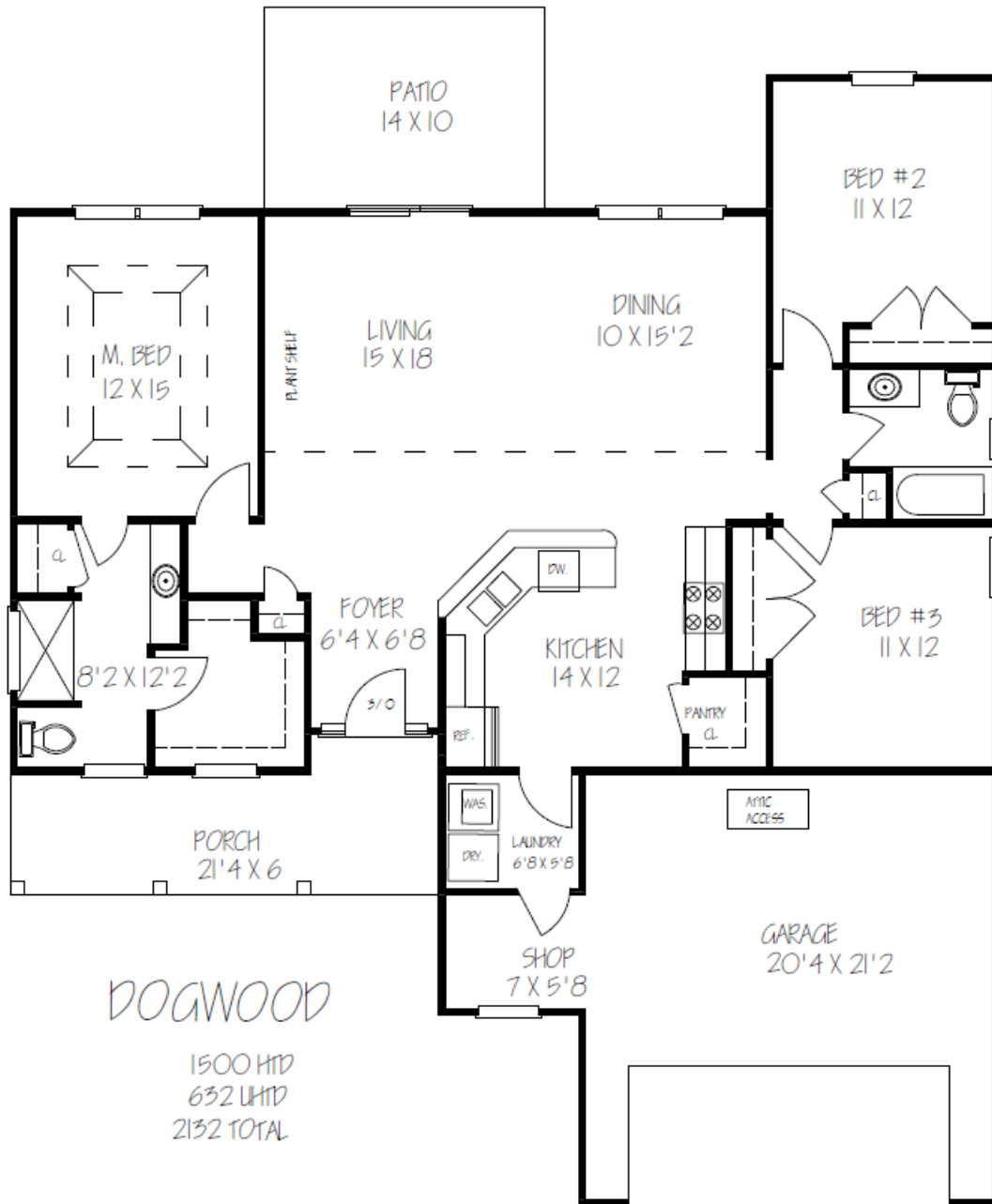


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The Dogwood

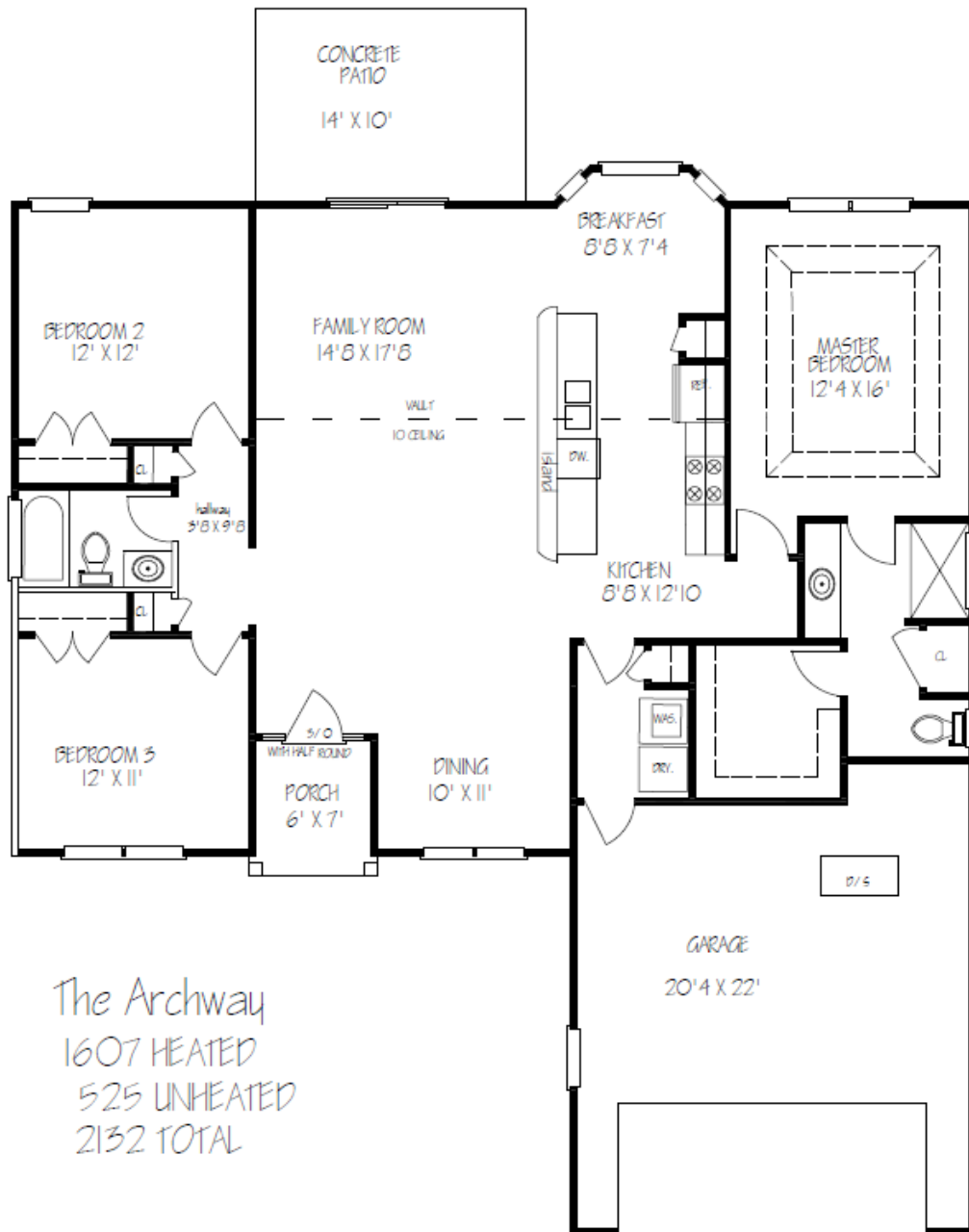


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The Archway



The Archway
 1607 HEATED
 525 UNHEATED
 2132 TOTAL

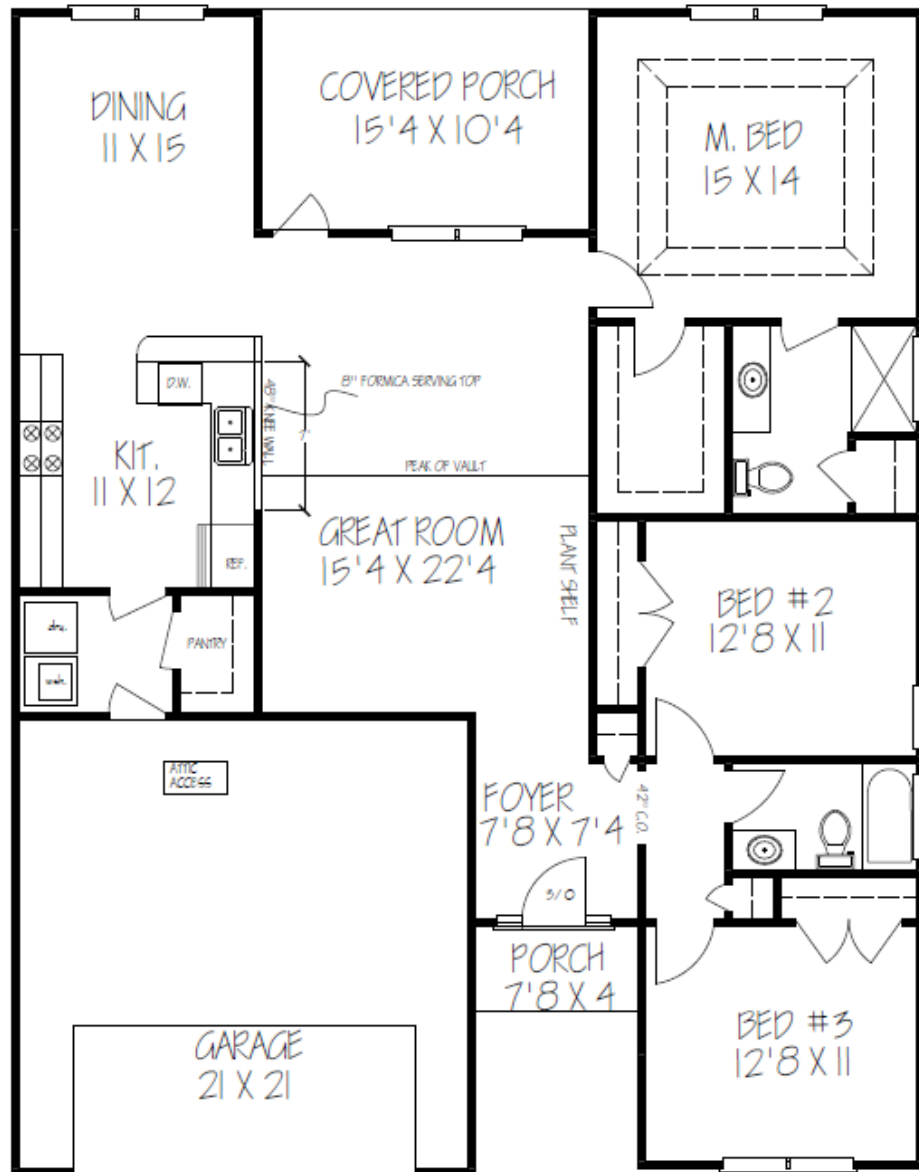
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The Live Oak

The Live Oak
 1621 HEATED
 647 UNHEATED
 2268 TOTAL



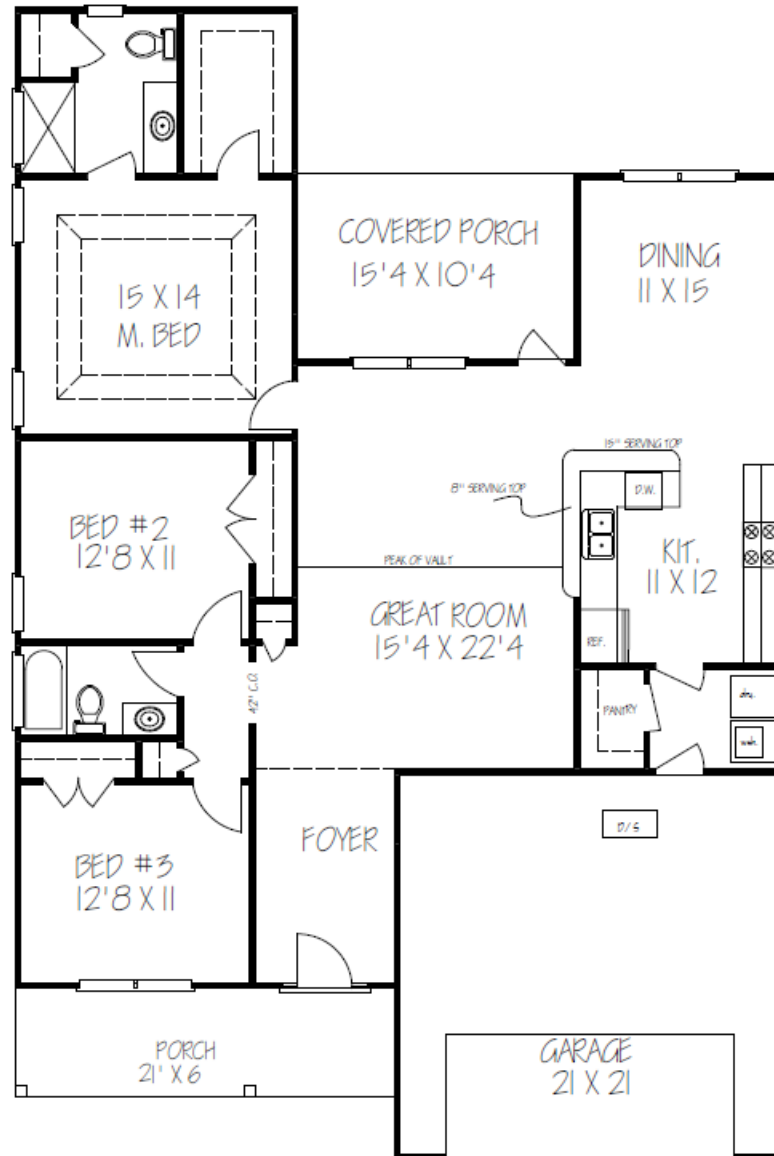
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The Abaco

The Abaco
1659 HEATED
742 UNHEATED
2401 TOTAL

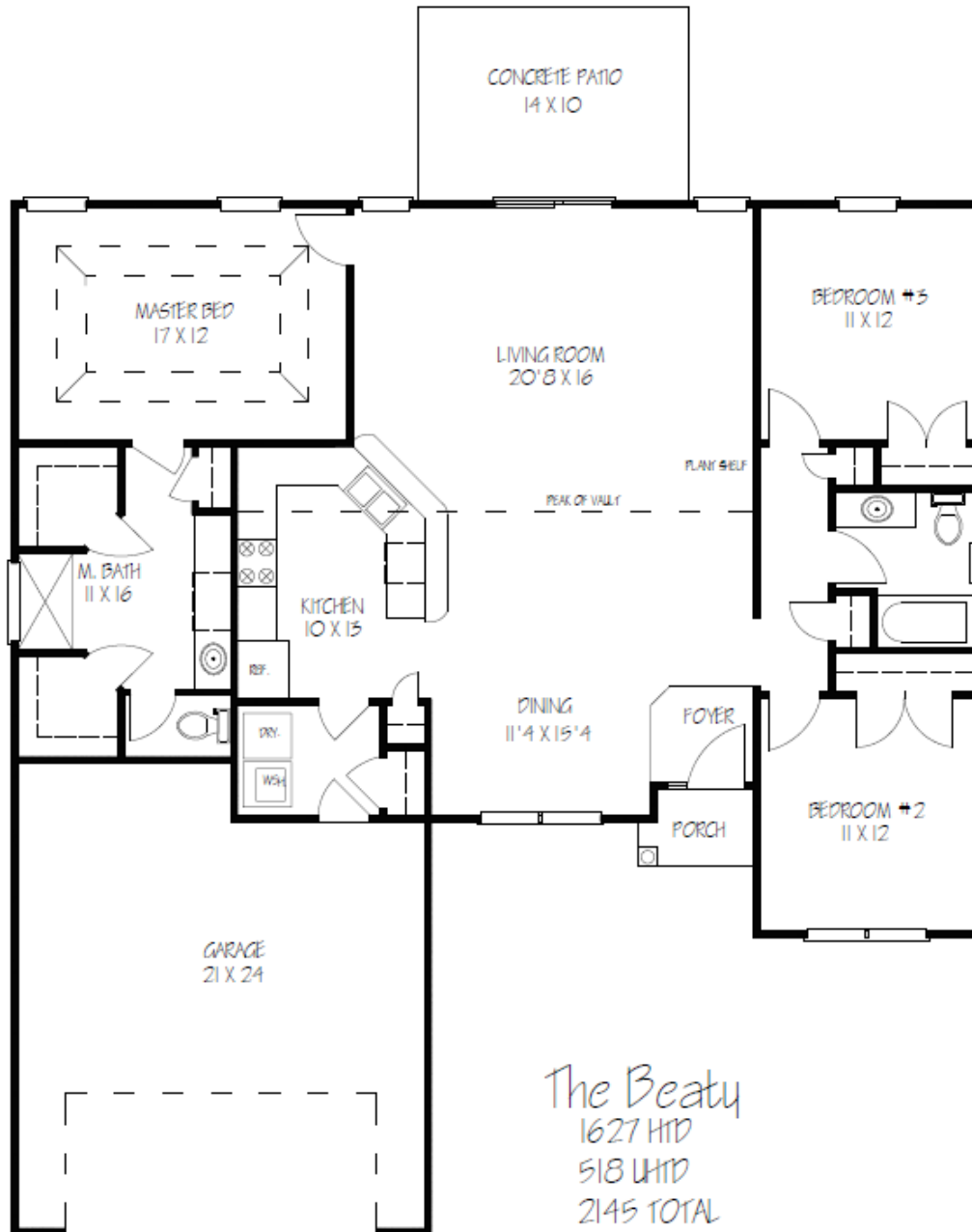


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The Beaty



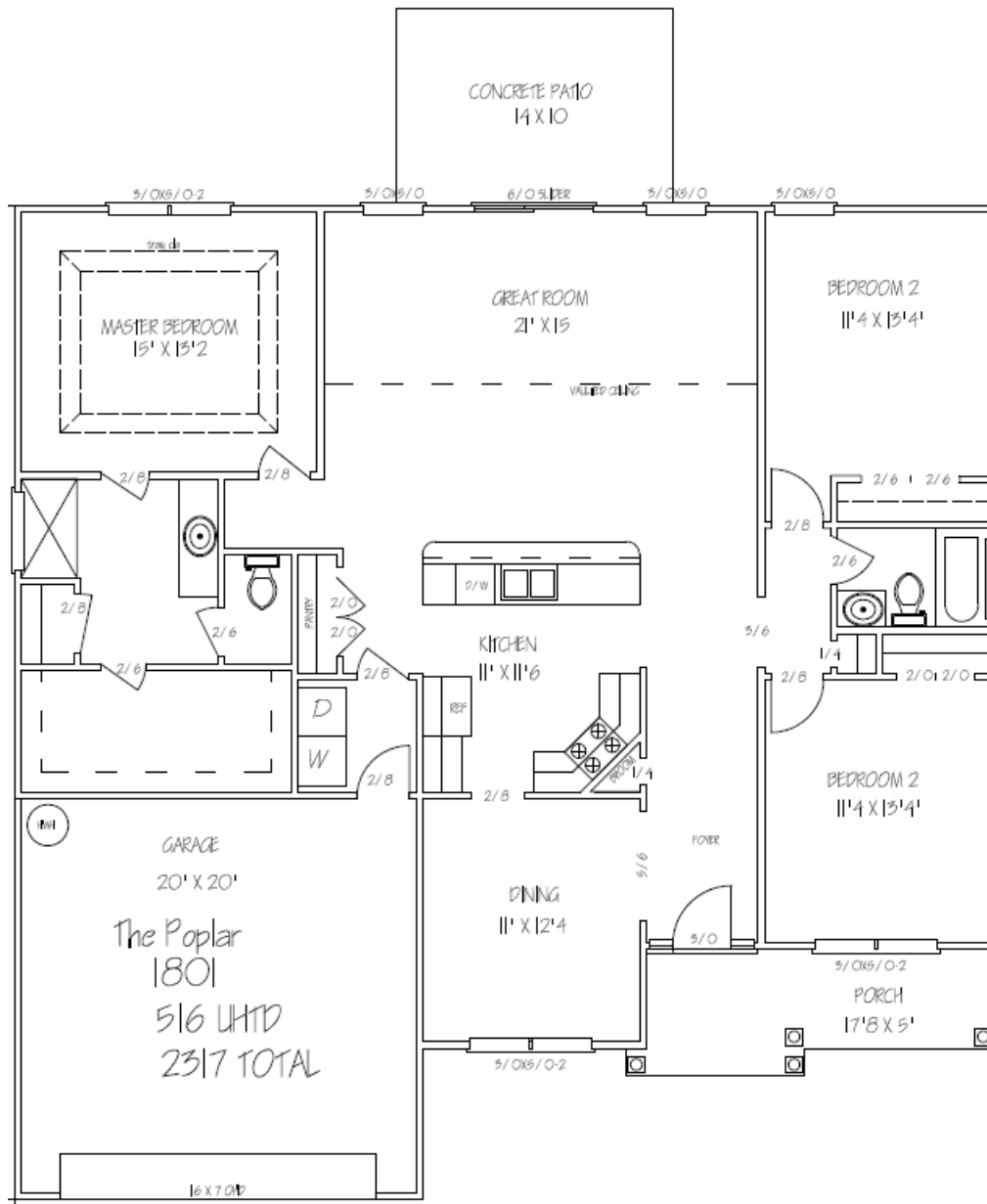
The Beaty
1627 HTD
518 LHFD
2145 TOTAL

Signature
SERIES





The Poplar



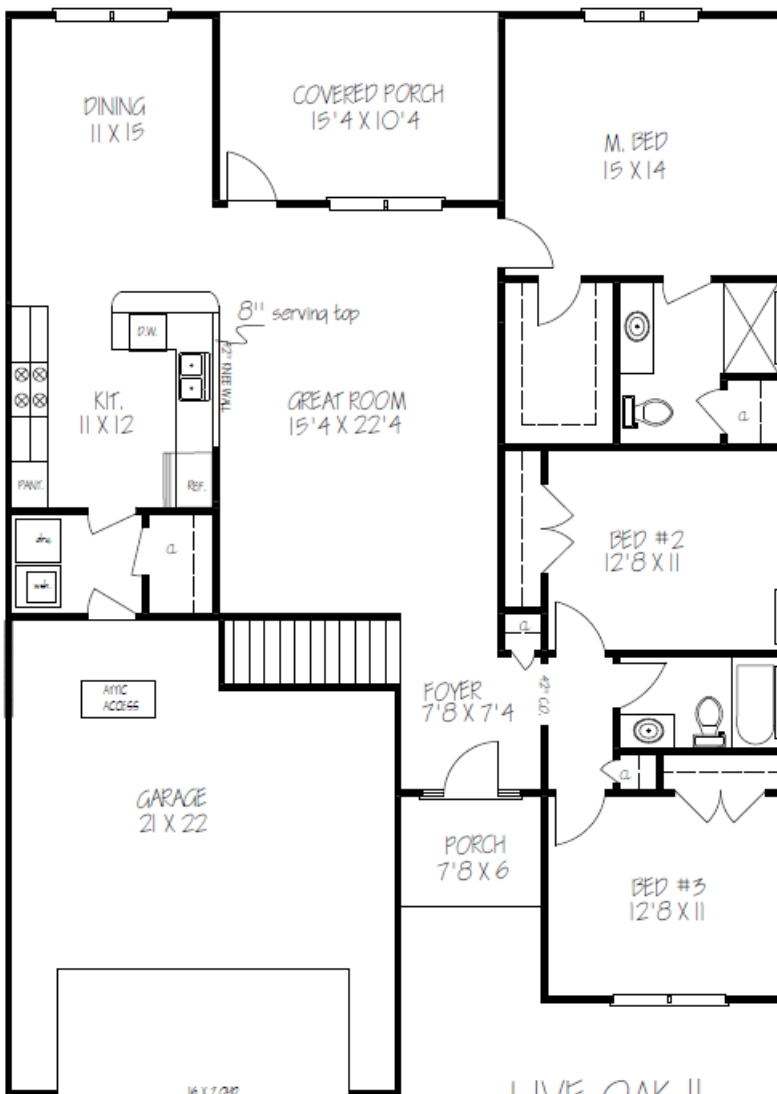
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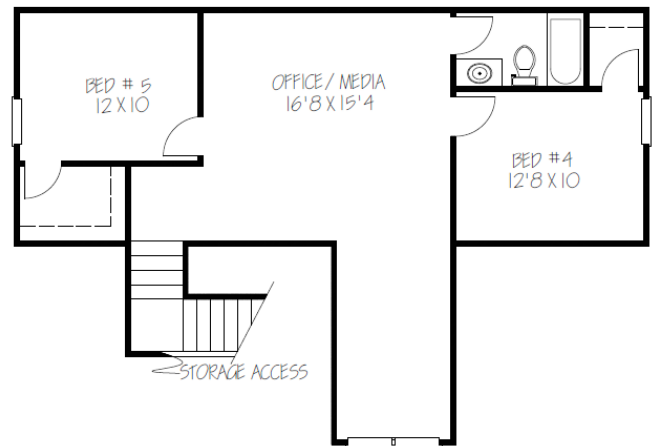


Live Oak II

Main Floor



Second Level



LIVE OAK II

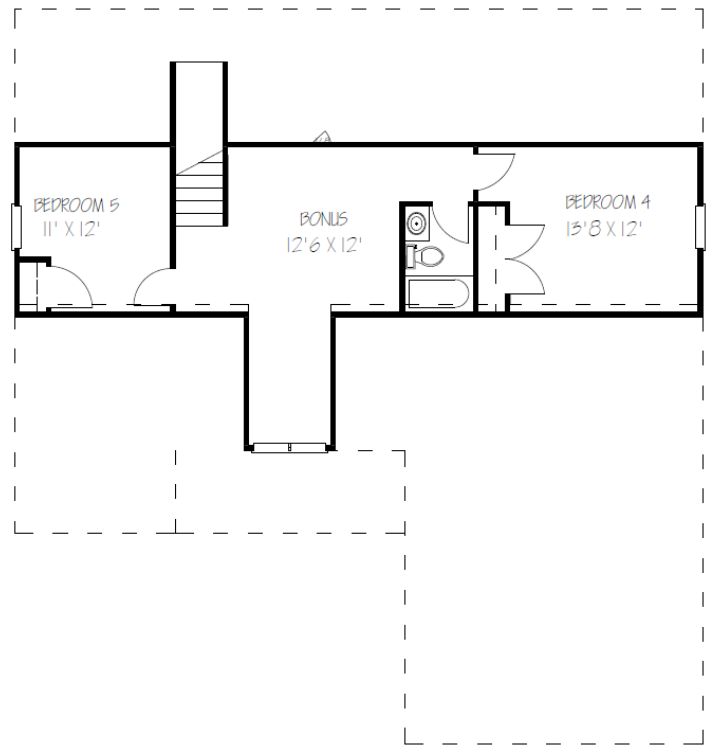
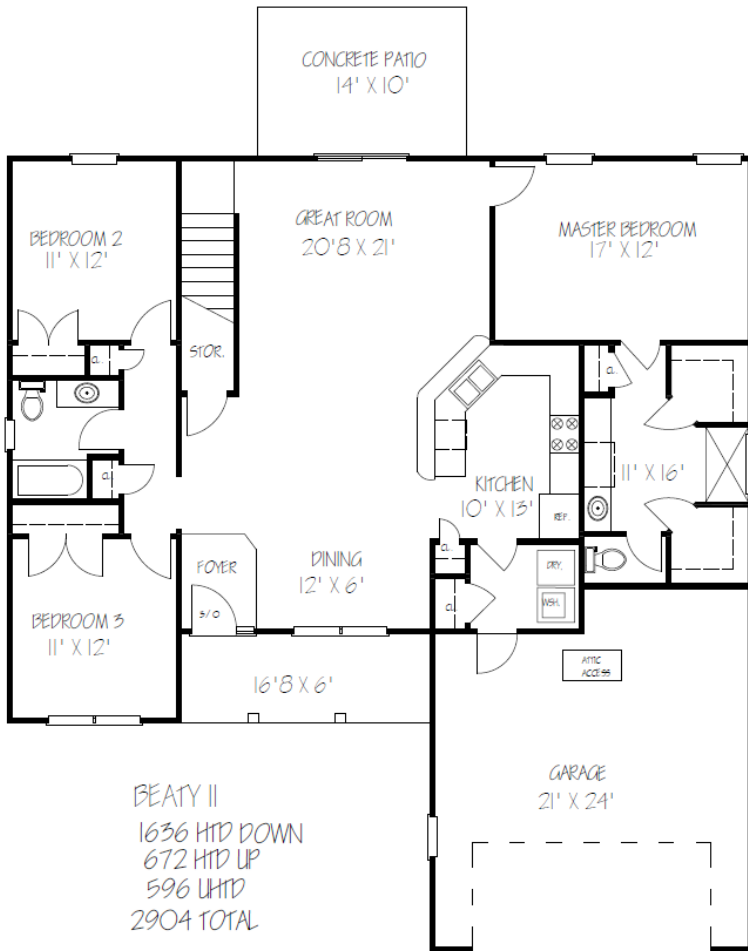
1658 MAIN FLOOR
 794 SECOND LEVEL
 731 UN HEATED
 3183 TOTAL

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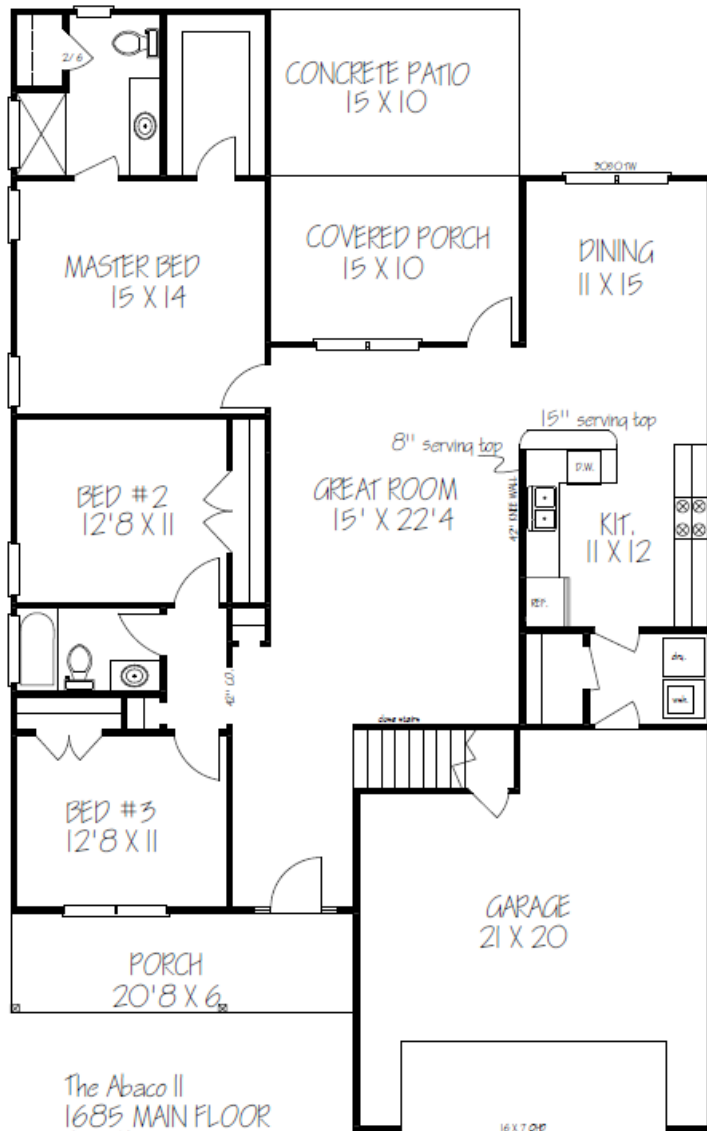
The Beauty II



Signature
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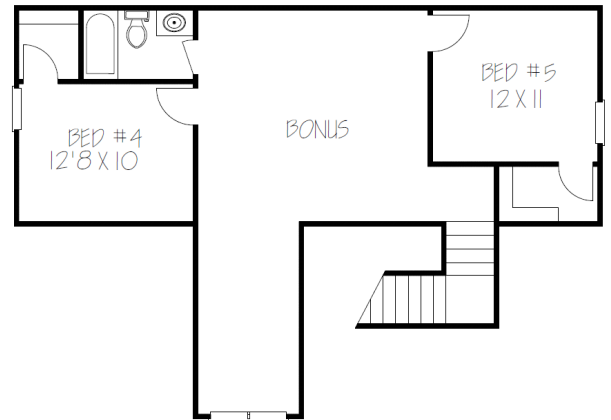


The Abaco II



The Abaco II
 1685 MAIN FLOOR
 795 SECOND LEVEL
 757 UN HEATED
 3237 TOTAL

2nd Level



Signature
 SERIES