

# Cottages at Pawleys Island



<u>Floor Plan</u>	<u>Heated SQFT</u>	<u>Beds/Baths</u>	<u>Garage</u>	<u>Base Price</u>
The Seashore	1402	3/2	2 Car	\$184,900
The Seascape	1501	3/2	2 Car	\$194,900
The Starfish	1358	3/2	2 Car	\$174,900
The Sundial	1448	3/2	2 Car	\$187,900

## Homes in The Cottages Overview

- ◆ Land and Homes Packages starting in the \$170's.
- ◆ Lots Available from .14 to .34 Acres
- ◆ 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 1.2 Miles from the Beautiful Beaches of Pawleys Island
- ◆ Within minutes to local shopping, restaurants and attractions in Pawleys Island & Litchfield
- ◆ Close to Top Notch Health Care Facilities and Hospitals
- ◆ Low HOA Fee's
- ◆ Near Many World Class Golf Courses and Just 2 Miles From True Blue Golf Course

Driving Directions: *From HWY 17 turn onto Waverly Rd go 1 mile and turn left onto Clearwater Dr.*

For More information or to View Available Models Please contact

Adam Wilson

Phone 843.222.9728



# Cottages at Pawleys Island

## **FAQ- Frequently Asked Questions**

**Thank you for your interest in the Cottages Community!** Included in this packet you will find floor plans, a summary of the standard features included in the Cottages 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. I can be reached during normal business hours on Monday-Friday at 843.222.9728 or by email anytime at adam@beverlyhomessc.com Below you will find some frequently asked questions regarding The Cottages. 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 The Cottages at Pawley's Island?**

*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 843.222.9728**

# Cottages at Pawleys Island

## Included Features

### Exciting Exteriors

- Front Entry 2 Car Garages with Opener and remote
- Maintenance Free Premium Double ” Dutch lap 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 Sodden 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 Both Side of Home

### Designer Kitchens

- 30” Stainless Steel Self-Cleaning Range with Microwave and Dishwasher (Frigidaire)
- 36 “ & 42” Upper Profiled Birch 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
- Maple Cabinetry with Hardware



### **Energy Efficient Designs and Quality Construction**

- Fiberglass Six Panel Insulated Entry Door with Brushed Nickel Handle set and
- Insulated Low E Glass Single Hung Tilt-In Windows and Patio Doors With
- 13 SEER Central Air Conditioning w/ Energy Efficient Heat Pump
- Quick Recovery 50 Gallon Energy 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**

Full-time Beverly Homes Customer Service Department

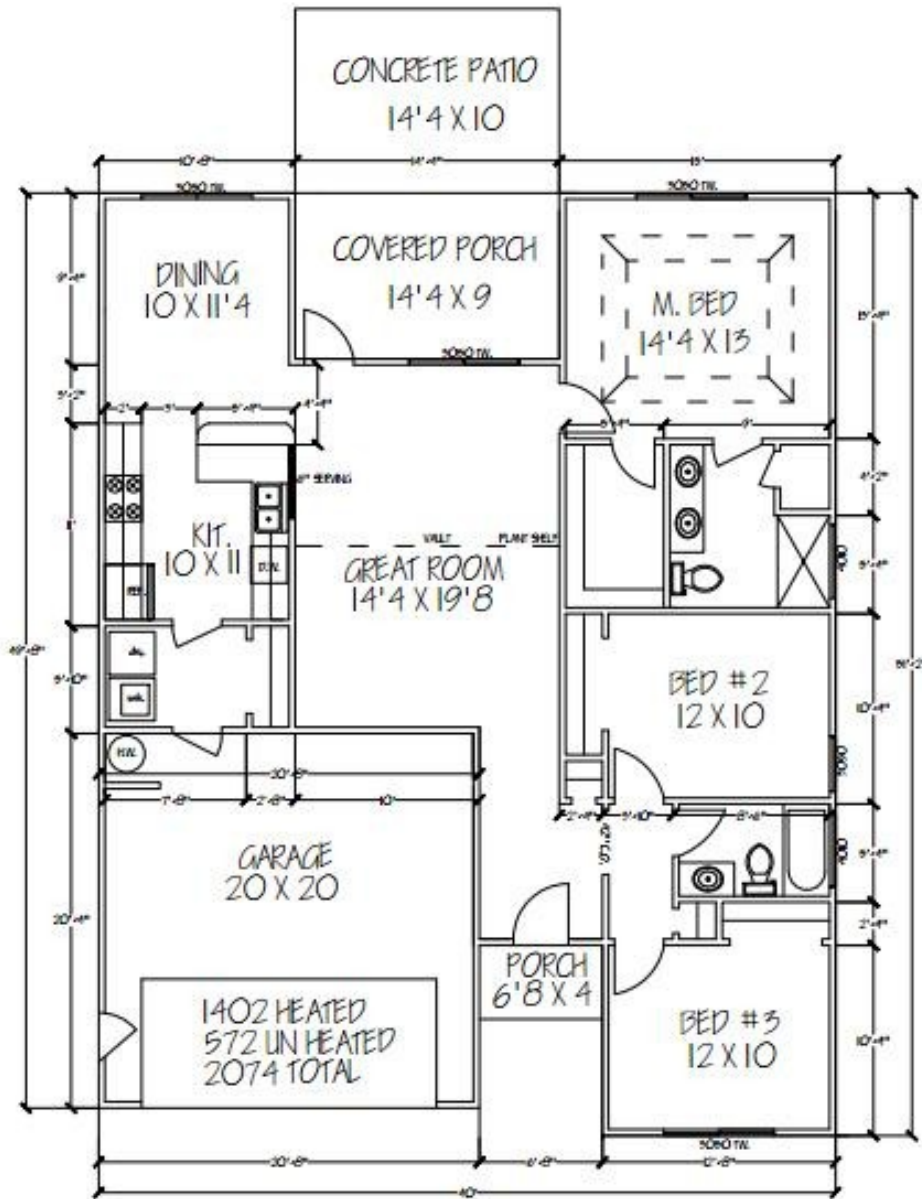
One-Year Coverage on Materials and Workmanship\*\*

Termite Pre-Treatment Guarantee (5 Years)





# Seashore

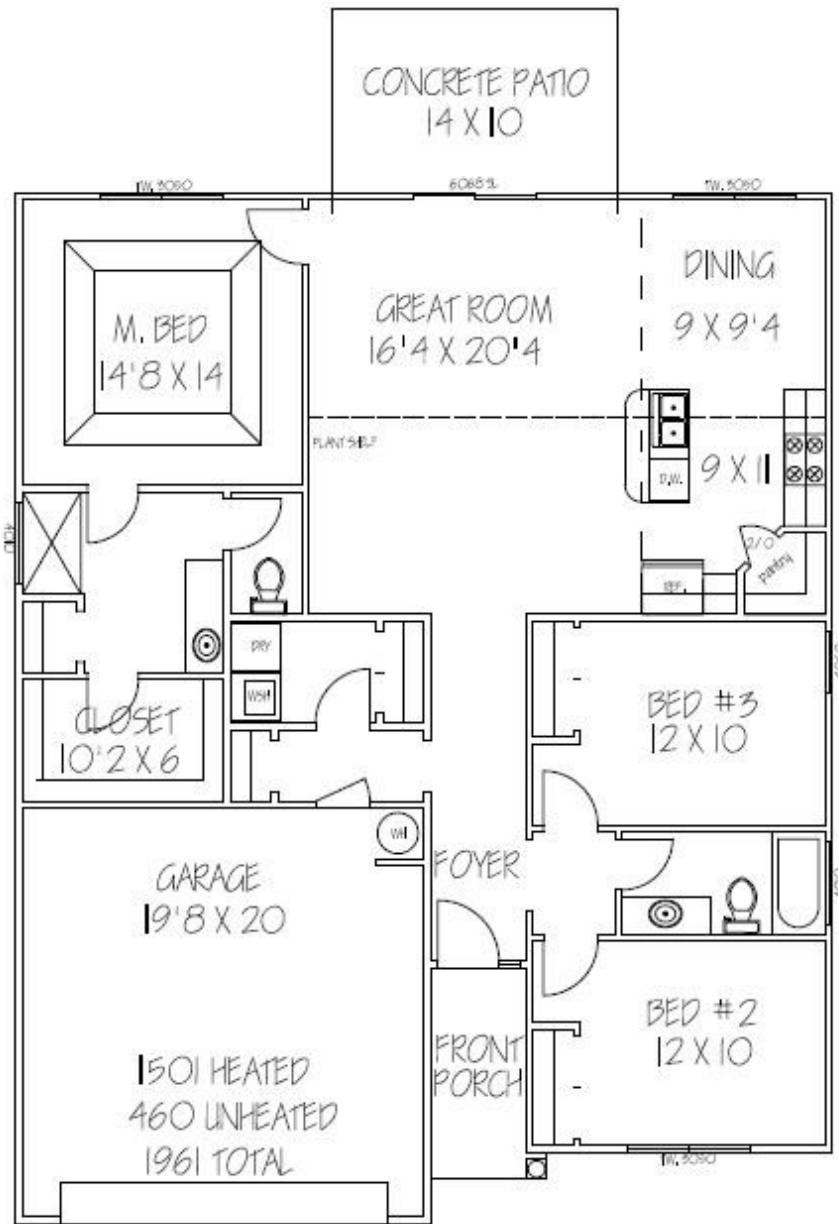


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# Seascape

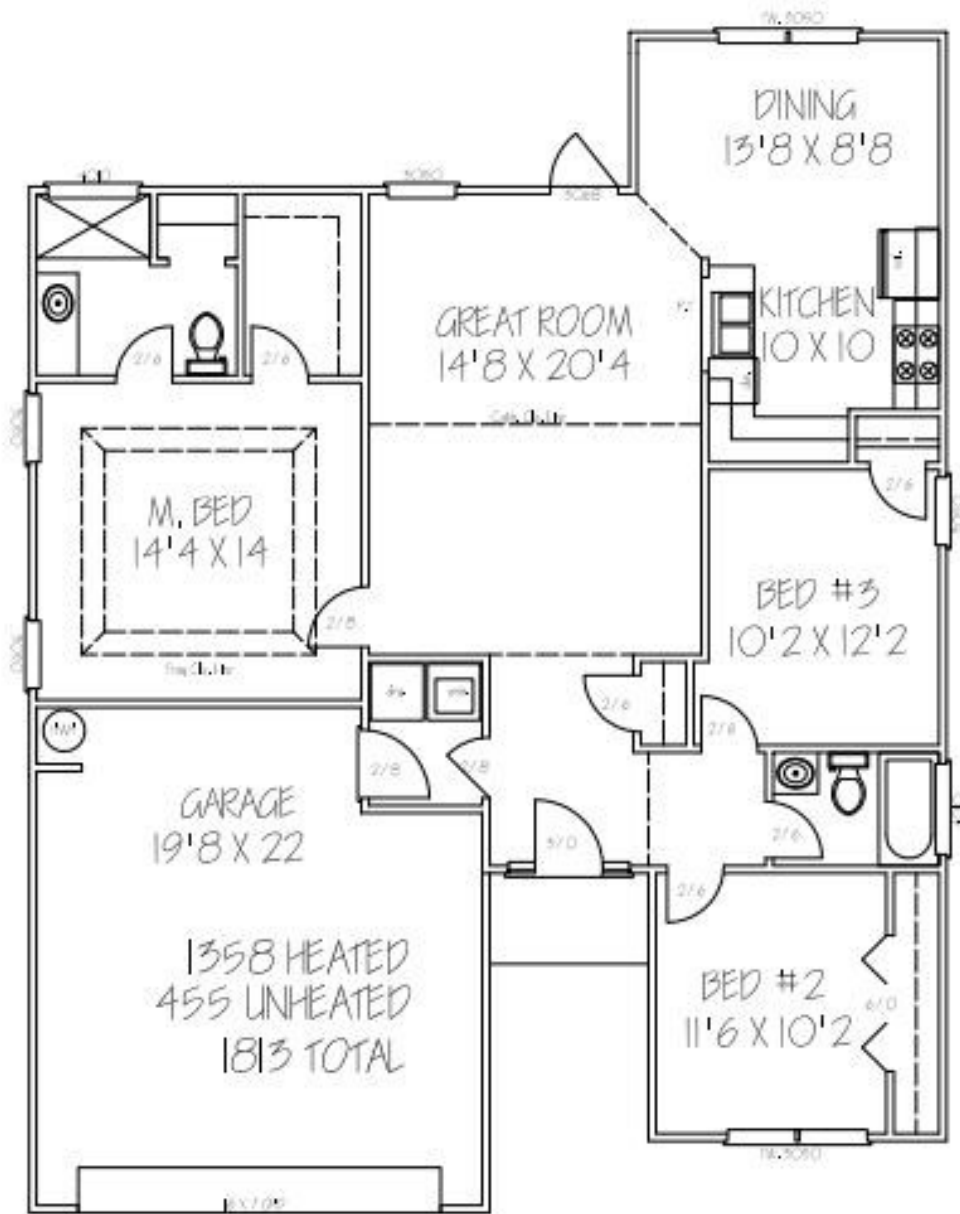


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# Starfish

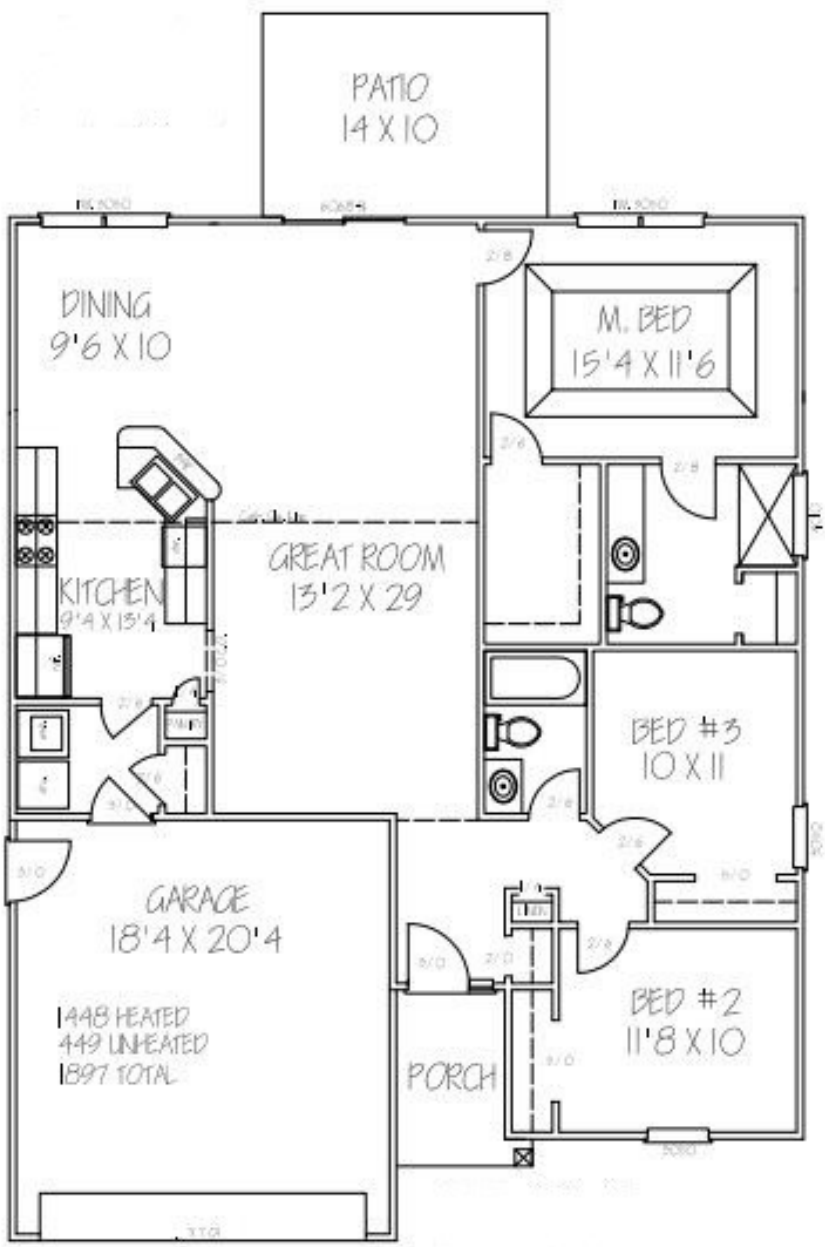


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# Sundial



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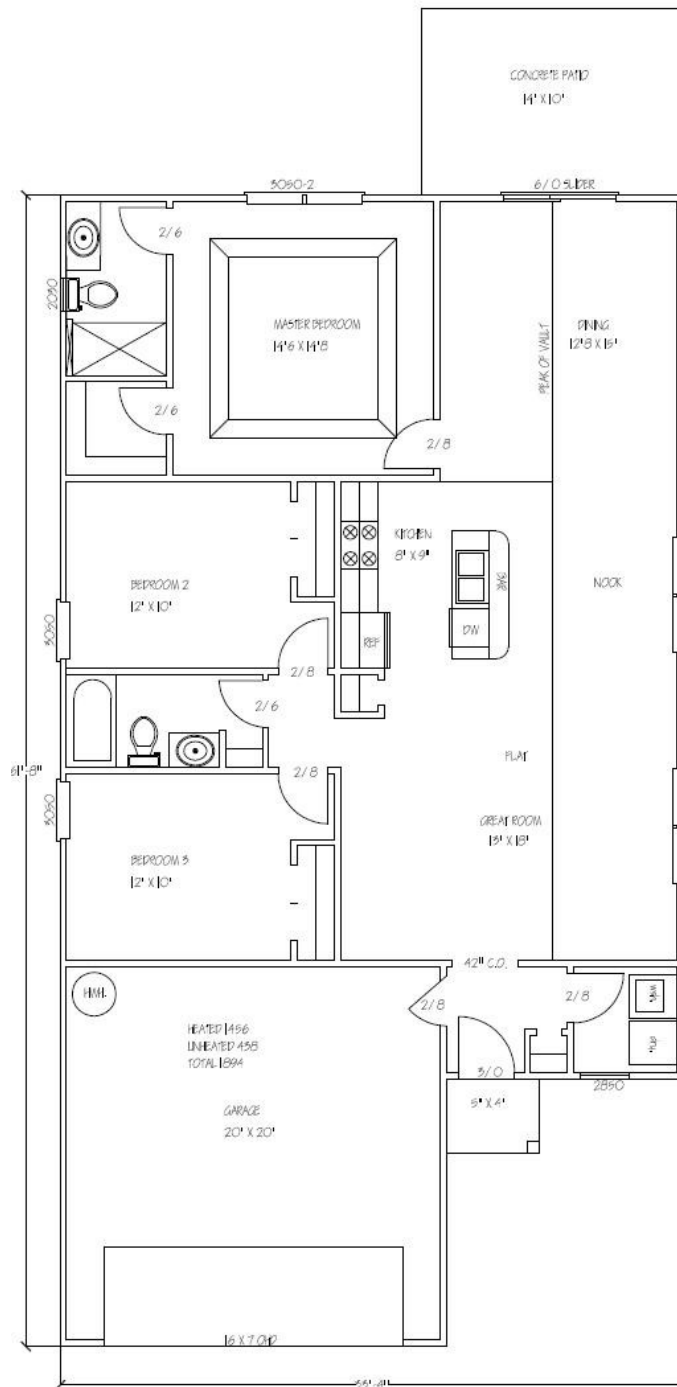




\*For lots 22  
and 23\*



# Conch Shell



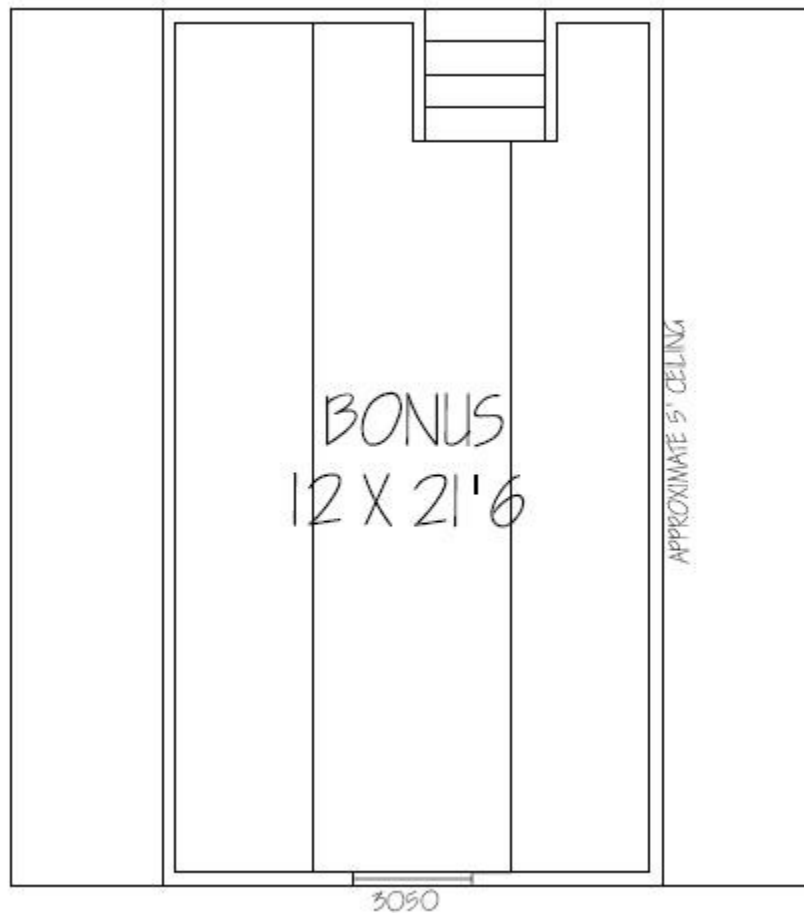
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## Bonus Room

Add a Bonus room above the Garage on any plan for \$15,000.00



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