

The Cloisters at Myrtlewood



*New Homes Starting at
\$199,900*

The New Homes Division at Keller Williams Realty has partnered once again with Johnson & Wellons, and Bridges Custom Homes to offer you the opportunity to build your first home, or that vacation home you have always dreamed of. These unique custom horizontal properties are built to your specifications or pick one already built. Your choice of five house plans and a five exterior color palette are waiting for you!

Preliminary Brochure

843-491-5001

www.newhomesatmyrtlebeach.com

Pricing, specifications, elevations, and all information are subject to change without notice. Builder may make minor changes of certain materials depending on availability as long as general quality is not reduced.

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**JOHNSON
&
WELLONS**

BRIDGES
CUSTOM HOMES

The Cloisters at Myrtlewood



David Wellons and his family have lived in our area for many years and developed numerous communities throughout Myrtle Beach and Horry County. His commitment to enhancing the quality of life for Myrtle Beach families is unmatched.



David Bridges has been a custom builder in Myrtle Beach and Horry County for over 20 years. His expertise and attention to the construction process is evidenced in the building of beautiful, quality-built, and value-added homes.



Randy Wallace and Jim Adams have over 60-years combined experience in Sales, Marketing and Development of communities throughout Coastal South Carolina. Our team of agents will help you find and build "Your Perfect New Home."

The Cloisters at Myrtlewood ...

offers new homes starting at only **\$199,900**. It is a community of unique homes with specific homes designed for each lot.

Each home is loaded with the hottest upgrades including:

- ♦ granite countertops
- ♦ custom kitchen cabinets
- ♦ tile floors in bath and foyer
- ♦ fully equipped kitchen
- ♦ fully landscaped yard
- ♦ and so much more

Compared to other communities in the Myrtle Beach area, we offer "More Value for Less Money."

New Homes

Best Locations

Right Price

The Cloisters at Myrtlewood

Introductory Prices - 9-2-15

Pricing of Home and Lot Packages

Floor Plan	Htd. Sq. Ft	Total Sq. Ft.	Garage	Stories	Price
Pines	1486	1758	1-car	2	\$199,900
Wilmington	1655	1923	1-car	2	\$219,900
Savannah	1646	2093	2-car	2	\$224,900
Palmetto	1779	2171	2-car	2	\$224,900
Charleston	1854	2779	2-car	3	\$274,900

Specifications: all hardie plank, colorful exteriors, architectural-style (dimensional) asphalt shingles, granite countertops, upgraded 36-inch raised panel cabinets with all-wood panels and dovetail construction (also with self-close and slam-proof feature), tile flooring in kitchen, baths, laundry and foyer, carpet in all living, dining, and bedroom areas, 9-foot ceilings on first level, fully landscaped yards (maintained by HOA), full wood trim around all windows and doors, brushed nickel levers on all doors, finished garages with garage door openers, ceiling fans with light package in all bedrooms and living room, fully equipped kitchen with refrigerator, microwave, oven/stove top, and garbage disposal (washer-dryer extra).

Options: furniture package, refrigerator, wood flooring, heavy vinyl "wood plank look" flooring, fire place, washer, dryer, garage with painted flooring, elevator (some plans), deck or screened porch (some plans).

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The Cloisters at Myrtlewood

The Cloister at Myrtlewood Proposed HOA Fees (2015 and beyond)

<u>HOA Fees/Lot</u>	<u>Monthly</u>	<u>Annually</u>
<u>Administrative Expenses:</u>		
Management Fees	\$ 5.00	\$ 60.00
Professional Fees	\$ 2.00	\$ 24.00
Misc.	<u>\$ 8.00</u>	<u>\$ 96.00</u>
<u>Utilities:</u>		
Streetlights	<u>\$ 10.00</u>	<u>\$ 120.00</u>
<u>Maintenance:</u>		
Road Maintenance	\$ 5.00	\$ 60.00
Lawn Maintenance	\$ 30.00	\$ 360.00
Signs/Entrance/Other	<u>\$ 5.00</u>	<u>\$ 60.00</u>
<u>Insurance:</u>		
Liability	<u>\$ 5.00</u>	<u>\$ 60.00</u>
TOTAL	<u>\$ 70.00</u> per lot/month	<u>\$ 840.00</u> per lot/year

A capital contribution equal to two months' HOA fees (or \$140) is due at closing.

The site plan illustrates the proposed development layout. It features a central parking area with 100 spaces, a proposed section lane, and a proposed cloisters lane. Building footprints are numbered 1 through 46, with some marked as 'Spec TBB' (Specialty Tree Bedding). Landscaping is indicated by hatched areas and labels for 'Pines Spec TBB' and 'Palmetto Spec TBB'. A 'TROPICAL 8'x18' CROSS-TAKEN PARKING SPACE' is also shown.

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NEW HOME STANDARD FEATURES

Bridges Custom Homes

EXTERIOR

1. Raised panel shutters (**per elevation only)
2. Patio rear of house, approximately 10 x 10
3. Raised concrete monolithic foundation
4. Landscaped yard with sod and shrubbery
5. Two hose bibs for front and rear yards
10. Insulated, low-maintenance vinyl, tilt-sash windows with screens included
11. Concrete driveway and sidewalk (per plan and/or as required by community)
12. Seamless aluminum gutters (ONLY certain plans at front door area**)
6. Water-resistant Home wrap with tape seal
7. Irrigation System (3-zone) with controller
8. Low maintenance vinyl siding*
9. Aluminum wrapped cornice

INTERIOR

1. Granite kitchen counter tops *
2. 36-inch wall cabinets in kitchen *
3. 9-foot ceilings throughout living areas
4. Vaulted, tray or step ceiling in LR (**per plan)
5. Garage door opener with two remotes
6. Tray/step ceiling in MB (**per plan only)
7. Ventilated shelving system in closets
8. Six panel interior doors (silver finish hardware)
9. Larger moldings (i.e. Base, Trim Molding)
10. Exhaust fans in bathrooms
11. Silver finish hardware in baths
12. Fifty gallon hot water heater
13. Cultured marble bathroom vanity tops
14. Plate glass mirrors above vanities
15. Energy-ratings (R-13 walls, R-30 ceiling)
16. Wiring for 4 telephones, 4 cable hook-ups
17. Wood trim wrapped window sills
18. Standard lighting package
19. Smoke detectors
20. Washer and dryer hook-up (installed per code)
21. Ceramic tile in kitchen, bathrooms, and laundry area *
22. Ceiling fans in living room, master bedroom, and two guest rooms (separate switch for light & fan)
23. Stand-up shower and shower door in master (tubs or garden tubs are optional)
24. Carpet selection with 1/2" 8# rebond pad in living room, bedrooms, dining room*

Appliance package:

Self-Cleaning smooth-top range *,
Microwave with light & fan *,
Plumbing for icemaker

Dishwasher *,
Garbage disposal,
Color Choice: Black, White or Stainless *

OPTIONS or UPGRADES: See Options/Upgrades Sheet for additional options or selections.

NOTE: *If it's not on this feature sheet, it is not standard.*

WARRANTY SERVICES:

- One-year Builder Warranty (See Warranty Agreement for terms and exclusions)
- Walk-thru before closing for punch items, 45-day post-close punch items
- Pass-through warranties on appliances, HVAC, shingles, systems, etc.

* Buyer to make selections from builder samples if home purchased prior to builders order. ** Not all plans have this feature

Buyer Date

Buyer Date

Agent Date

Builder Date

Seller Date

The Cloisters at Myrtlewood

Exterior Color Selections (Benjamin Moore Paint)*

	<u>Color Name</u>	<u>Color Number</u>	<u>Color Description</u>
1.	Tropicana Cabana	2048 – 50	(Lighter Blue)
2.	Summer Sun Pink	2012 – 40	(A Little Orange)
3.	Perky Peach	2012 – 50	(Between Pink and Peach)
4.	Peachy Keen	2014 – 40	(Deep Peach)
5.	Caribbean Coast	2065 – 60	(Bright Blue – Lighter)

*We are using these Benjamin Moore paint colors in particular.
Benjamin Moore is the paint choice of our builder.

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The Pines



FRONT ELEVATION

First Floor: 608 heated square feet
272 unheated square feet
Second Floor: 878 heated square feet

1,758 TOTAL Square Feet



REAR ELEVATION

Color Shown: Perky Peach

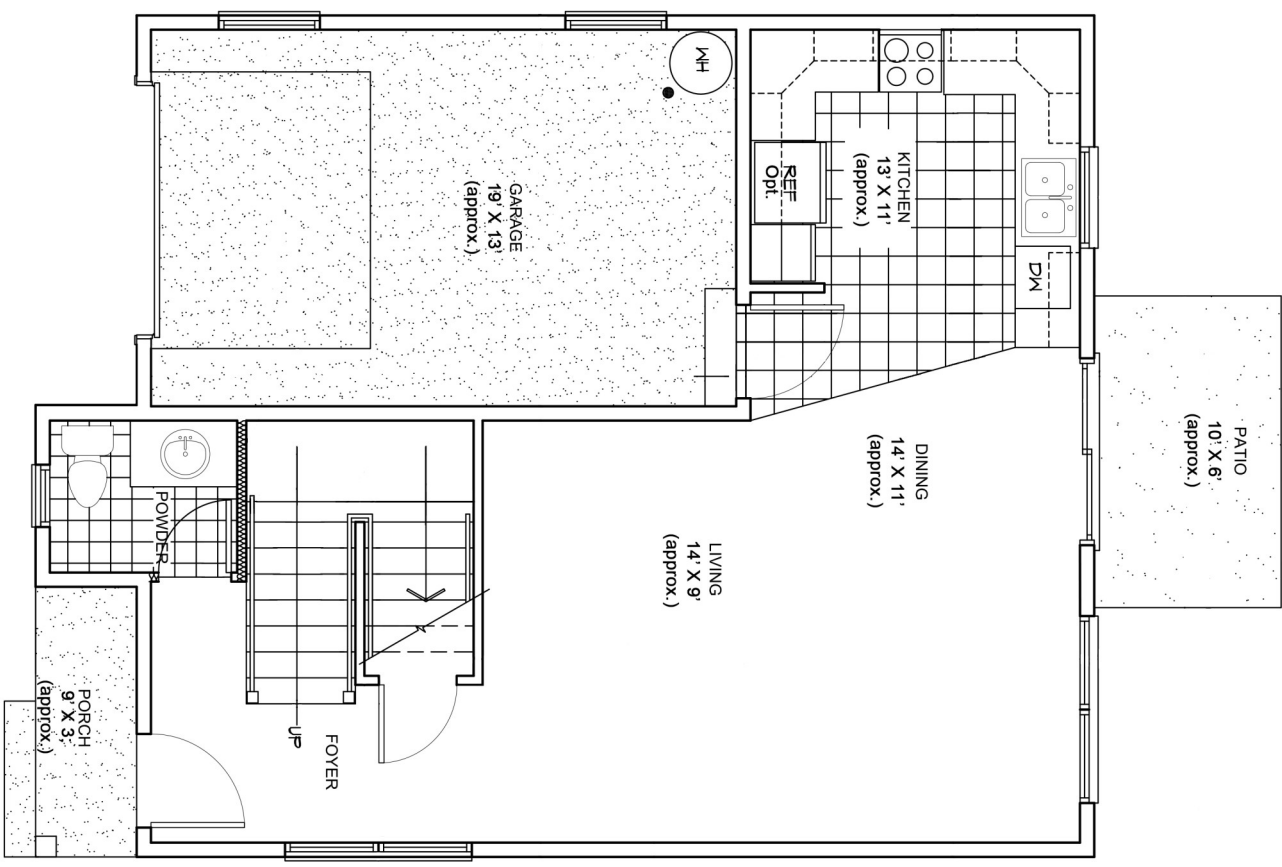
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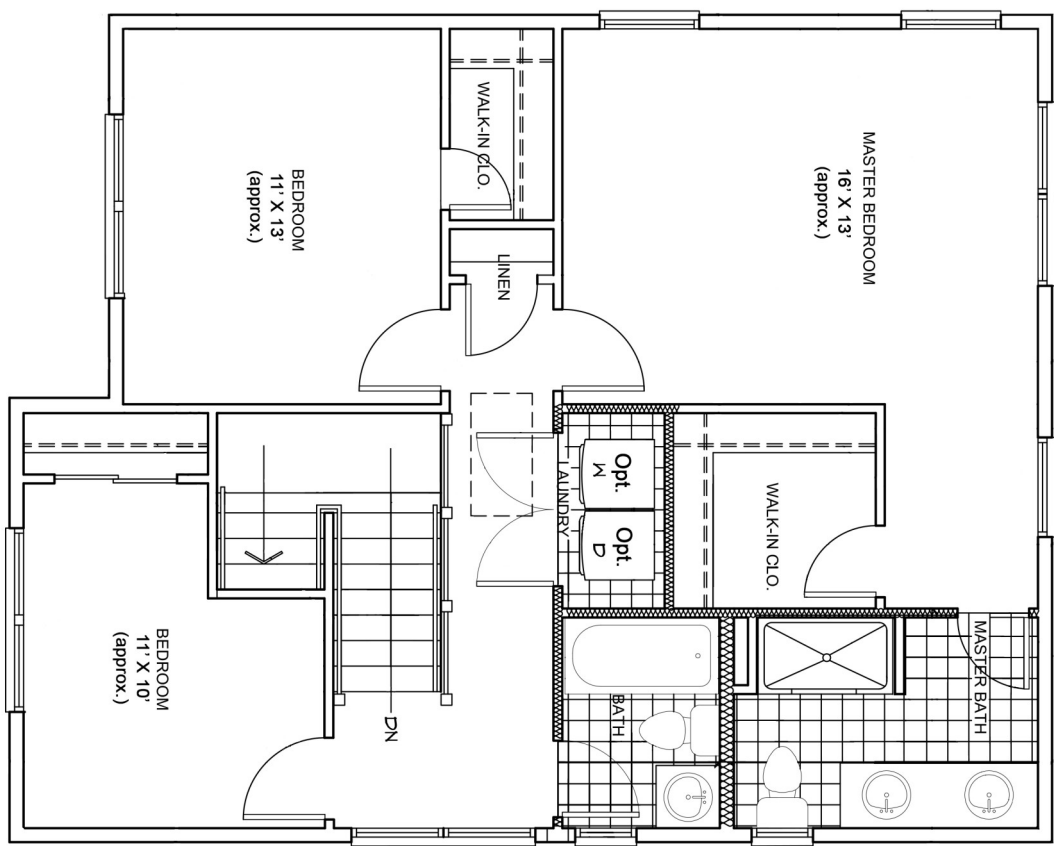
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The Pines

First Floor



Second Floor



The Savannah



First Floor: 621 heated square feet
477 unheated square feet
Second Floor: 1,025 heated square feet

2,093 TOTAL Square Feet



Color Shown: Tropicana Cabana

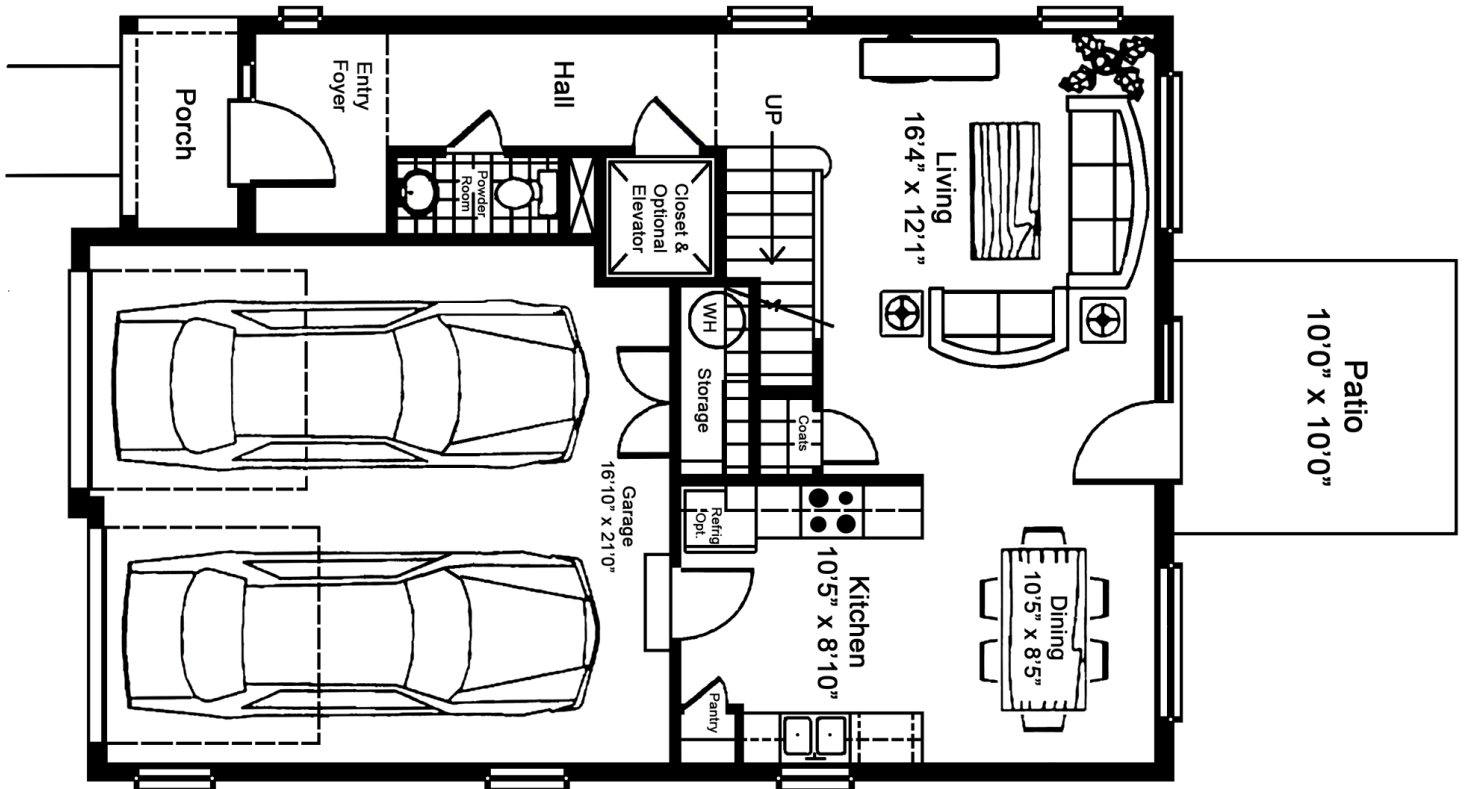
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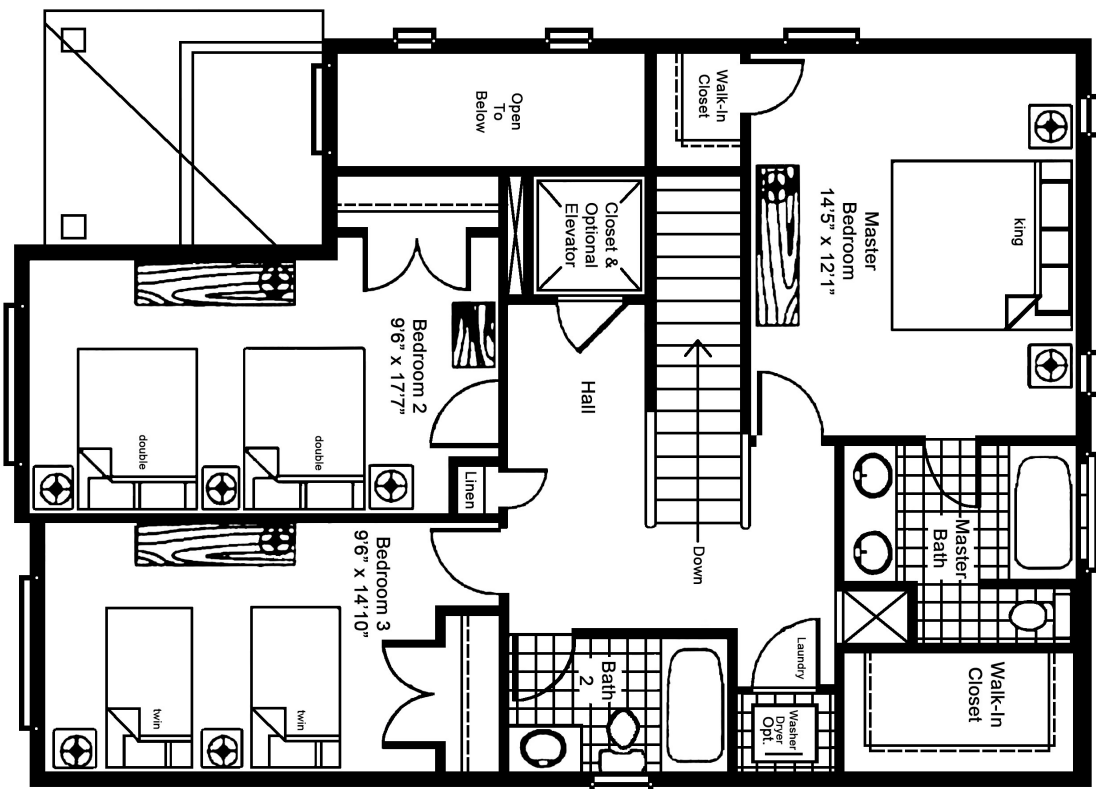
BRIDGES
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The Savannah

First Floor



Second Floor



The Palmetto



FRONT ELEVATION

First Floor: 484 heated square feet
612 unheated square feet
Second Floor: 1,075 heated square feet
2,171 TOTAL Square Feet



REAR ELEVATION

Color Shown: Perky Peach

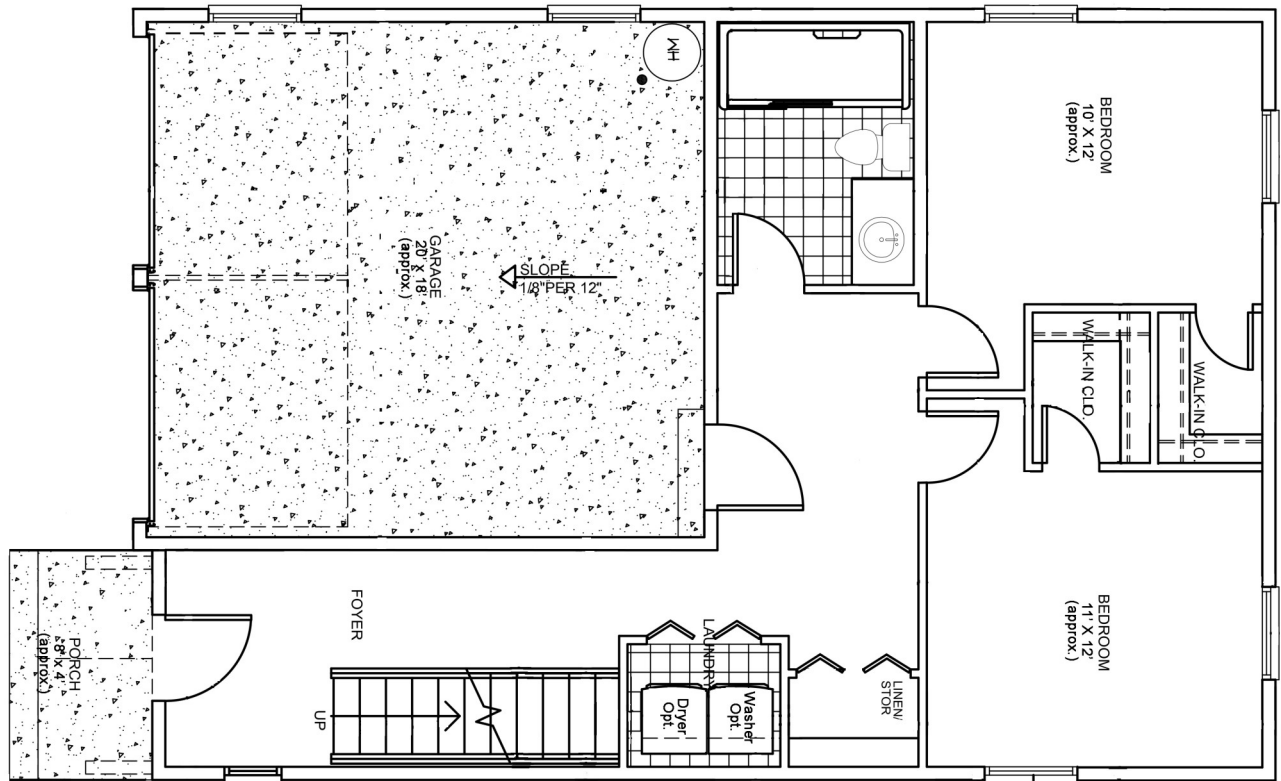
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The Palmetto

First Floor



Second Floor

