

CHICORA

NEW HOMES

STARTING AT \$124,900



NEW HOMES - THE BEST LOCATIONS - THE RIGHT PRICE

SALES & MARKETING BY:

KELLER WILLIAMS NEW HOMES DIVISION

WWW.NEWHOMESATMYRTLEBEACH.COM



C & R BUILDERS

CHICORA

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C & R Builders, with Ronnie and Eric Branton, are well known for bringing affordable, custom homes to the market all over Horry County. Now they're offering new home plans in Chicora, a well-known established community at unbelievable prices. Great new floor plans, beautiful wide lots, with three and four bedroom homes loaded with features and the hottest upgrades.

Small town living in Conway, SC, yet only 20 minutes from Myrtle Beach.



These homes are brought to you by the New Homes Division of Keller William Realty under the leadership of Randy Wallace and Jim Adams. Randy and Jim 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."**

Chicora ...

offers new homes starting at only \$124,900. 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 (Kitchen)**
- ♦ **solid wood kitchen cabinets**
- ♦ **vinyl floors in kitchen, bath, dining room, laundry and foyer**
- ♦ **fully equipped kitchen**
- ♦ **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

CHICORA

Prices - 6-6-16

Pricing of Home and Lot Packages

FLOOR PLAN	HTD. SQ. FT	TOTAL SQ. FT.	GARAGE	BR	BA	PRICE
GRACE	1332	1435	0-CAR	4	2	\$124,900
JASMINE	1204	1474	1-CAR	3	2	\$124,900
JASMINE II	1204	1629	2-CAR	3	2	\$129,900
KILLIAN	1450	1964	2-CAR	3	2	\$142,900
TRADITIONAL	1338	1440	0-CAR	4	2	\$124,900
Chelsey	1450	2092	2-car	3	2	\$144,900
Trinity	1450	2015	2-car	3	2	\$144,900
Emma Grace	1569	2179	2-car	4	2	\$164,900

All prices, plans, and specifications are subject to change without notice.

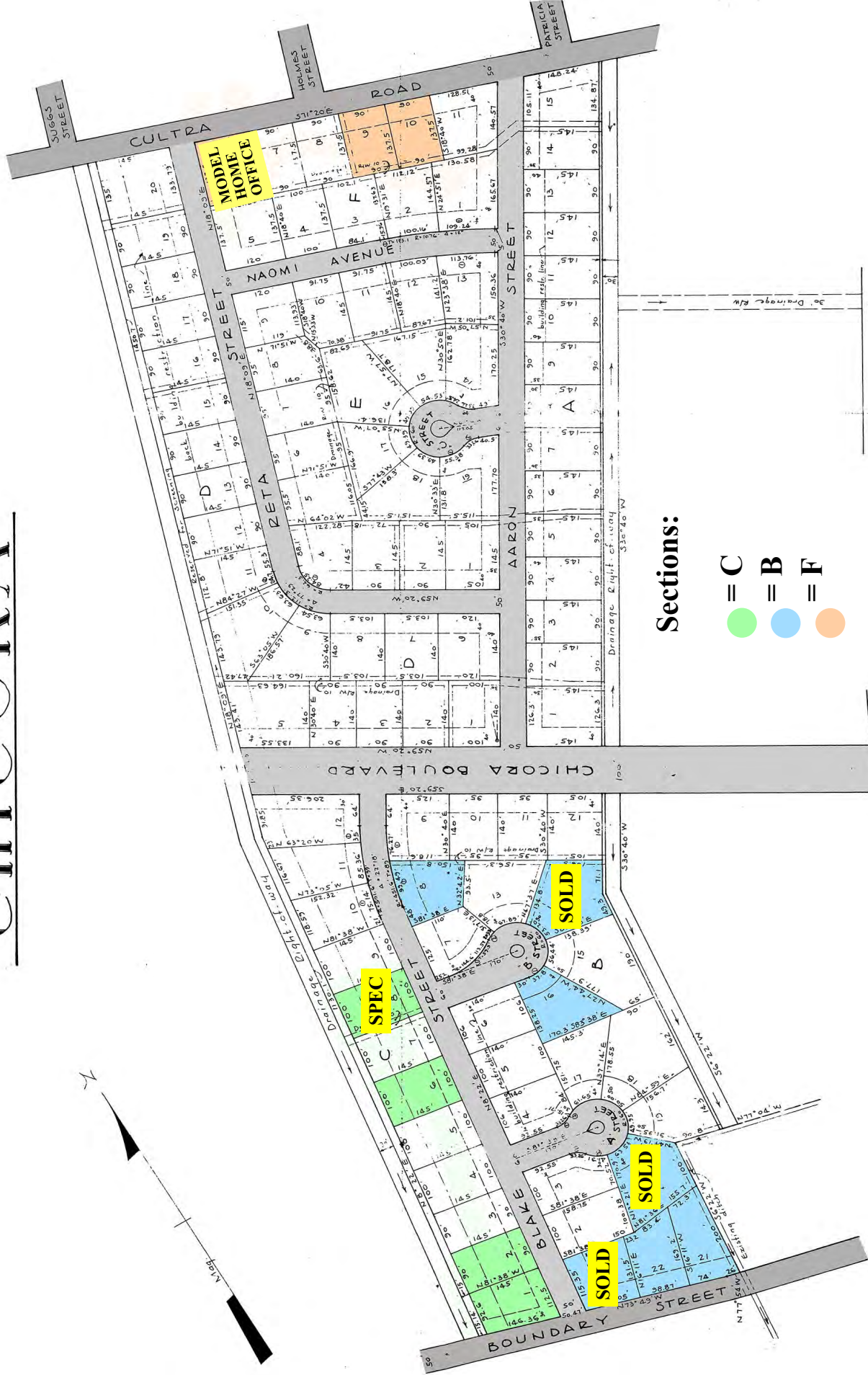
Pricing, specifications, elevations, and all information are subject to change without notice. Builder may make minor changes of certain materials depending on availability as long as general quality is not reduced.



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CHICORA



Sections:

- = C
- = B
- = F

U.S. H.Y. Tol
to
Boundary Section

KW New Homes
KELLERWILLIAMS

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FOUNDATION

- ◆ Raised monolithic concrete slab floor system with vapor barrier and reinforcing wire mesh
- ◆ Termite bond, with renewal termite protection
- ◆ 2" x 4" exterior and interior walls 16" O.C. (southern yellow pine) lumber
- ◆ Exterior walls and gables sheeted with 7/16" OSB and covered with air barrier house wrap
- ◆ Engineered roof trusses with 7/16" OSB roof sheeting

EXCITING EXTERIORS

- ◆ Colonial raised panel entry doors (per plan)
- ◆ Low maintenance Architectural Vinyl (gables, eaves, and soffit) with natural wood grain finish
- ◆ Single hung solid vinyl windows with Low-E insulated glass, with grills and screens
- ◆ Architectural accents include bay windows and Palladian windows (per plan)
- ◆ Professionally engineered insulation includes R-38 insulation in ceiling, R-13 insulation in exterior walls
- ◆ Spacious garages with raised panel garage doors, with two openers (per plan)
- ◆ Attic storage with plywood floor, ceiling light, and pull down stairs (per plan)
- ◆ 2' 8" Exterior door from garage for easy access (per plan)
- ◆ Architectural shingles with manufacturer's 30 yr. warranty
- ◆ Concrete driveway and sidewalks

PLUMBING

- ◆ Flex supply lines to all fixtures and PVC on waste lines
- ◆ PVC supply line for water tap to house
- ◆ 8" Stainless Steel Kitchen sink
- ◆ Fiberglass tubs and showers (as per plan)

PLUMBING (CONTINUED)

- ◆ 50 gallon energy efficient water heater
- ◆ Elongated comfort commodes in all bathrooms
- ◆ Brushed nickel plumbing fixtures (standard)
- ◆ Garbage disposal
- ◆ Two exterior hose bibs per house

ELEGANT INTERIOR APPOINTMENTS

- ◆ Smooth finished sheetrock ceilings
- ◆ Cathedral or tray ceiling (per plan)
- ◆ Gas fireplace, wood mantel and tile or marble hearth (optional)
- ◆ Elite molded raised panel doors, with satin nickel door hardware, with matching hinges
- ◆ All exterior doors come with deadbolts
- ◆ Ventilated closet shelving
- ◆ Novelty 5 1/4" base moldings and 2 1/4" window and door trim
- ◆ Latex soft white wall paint
- ◆ Semi-gloss soft white trim paint
- ◆ Garage walls, finished with sheetrock and painted
- ◆ Stain protected carpet on 8 lbs rebond padding

ELECTRICAL

- ◆ Ceiling fan in all bedrooms and living room
- ◆ Pre-wired for telephone and CATV in all bedrooms and living room
- ◆ GFI outlets in kitchen, bathrooms, garage, and exterior
- ◆ Bathrooms to have exhaust fans and lights
- ◆ Smoke detectors in all bedrooms and outside of bedrooms
- ◆ Garage door opener (per plan)
- ◆ Coach lights on sides of garage (per plan)
- ◆ Two exterior waterproof receptacles
- ◆ Outside flood light on rear of house
- ◆ Underground utilities
- ◆ Owner's choice of light finishes

MECHANICAL

- ◆ Bryant Energy efficient 14 seer heat pump
- ◆ Electric climate control air conditioning
- ◆ 5 year warranty on parts

DELUXE KITCHEN

- ◆ Granite Countertops in Kitchen (standard)
- ◆ All cabinets are made from solid wood with flat or raised panel doors, crown molding and self-close drawers (standard)
- ◆ Doors and drawer hardware
- ◆ Appliance package (includes glass top stove, microwave, dishwasher, garbage disposal)
- ◆ Stainless steel double bowl sink

BATHROOMS

- ◆ Adult height vanities (choice from a large selection of cabinets and colors)
- ◆ Cultured marble vanity counter tops (choice of colors)
- ◆ Bath hardware includes towel bars and toilet paper holders
- ◆ Mirrors over vanity tops

LAVISH MASTER SUITE

- ◆ Spacious walk-in closet
- ◆ Separate fiberglass tub
- ◆ Separate fiberglass shower
- ◆ Vaulted ceiling or tray ceilings (per plan)
- ◆ Palladium and sunburst windows (per plan)
- ◆ Choice of cabinets and colors
- ◆ Cultured marble vanity counter tops (choice of colors)
- ◆ Elongated comfort commodes in all bathrooms
- ◆ Mirrors over vanity tops
- ◆ Ventilated closet shelving

FLOOR COVERING

- ◆ Carpet in living room and bedrooms
- ◆ Durable vinyl in kitchen, bathrooms, laundry room, foyer, and dining room

OPTIONAL

- ◆ Crown mold (\$4.50 per sq. ft. installed and painted)
- ◆ Hardwood flooring (\$7 per sq. ft. installed)
- ◆ Ceramic tile flooring (\$6 per sq. ft. installed)
- ◆ Laminated flooring (\$6 per sq. ft. installed)
- ◆ Chair rail (\$4.50 per lin. ft installed and painted)
- ◆ Rope lighting (\$2.25 per lin. ft.)
- ◆ Gas fireplace, wood mantel and tile or marble hearth (\$3,500 installed)
- ◆ Screen porches (\$45 per sq. ft.)
- ◆ Additional concrete (\$4 per sq. ft. installed)
- ◆ Refrigerator
- ◆ Out building on concrete slab (\$55 per sq. ft.)
- ◆ Alarm system (optional)

Landscaping Package

- ◆ 10 pallets sod per yard
- ◆ Foundation shrubs across front of house

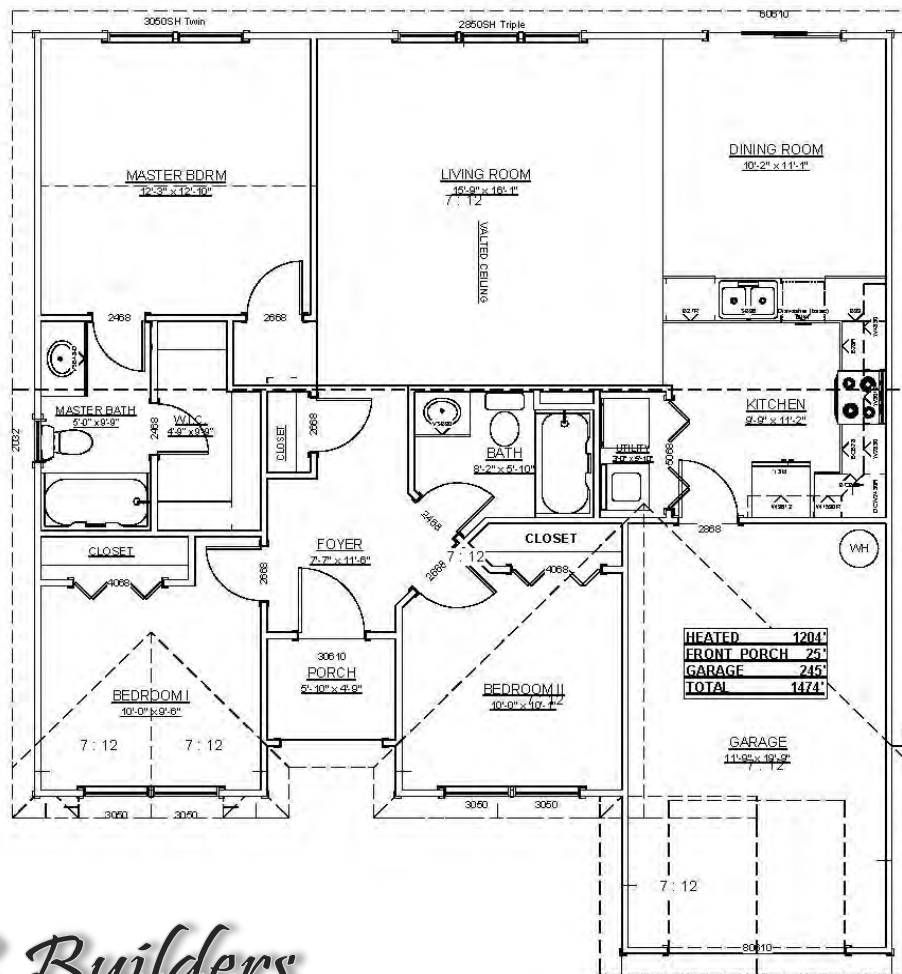
Quality Assurance

- ◆ Walk through inspection prior to closing
- ◆ 90-day post-close inspection plus one year limited builder's warranty
- ◆ Manufacturer's warranty on appliances, fixtures and equipment



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JASMINE PLAN



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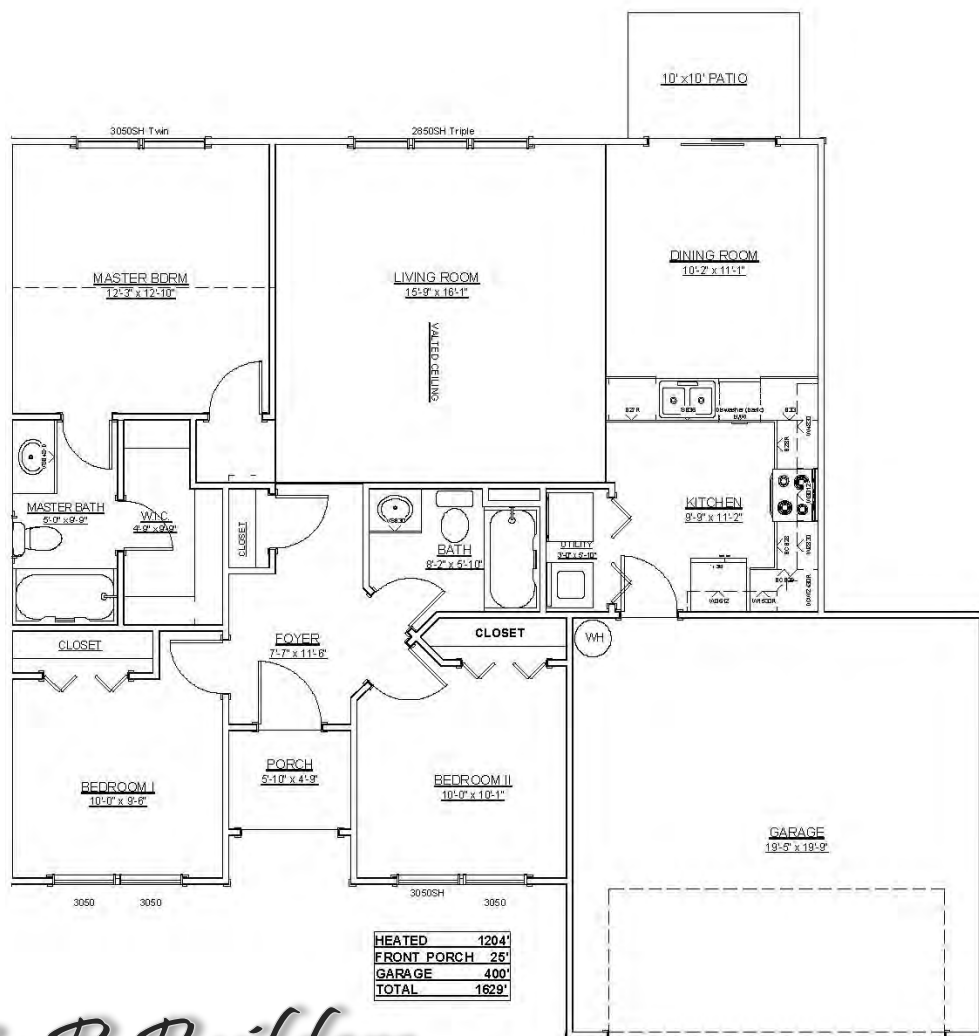
EXHIBIT 10/18/16

DATE:
3/22/2016

SCALE:

SHEET:

JASMINE II PLAN

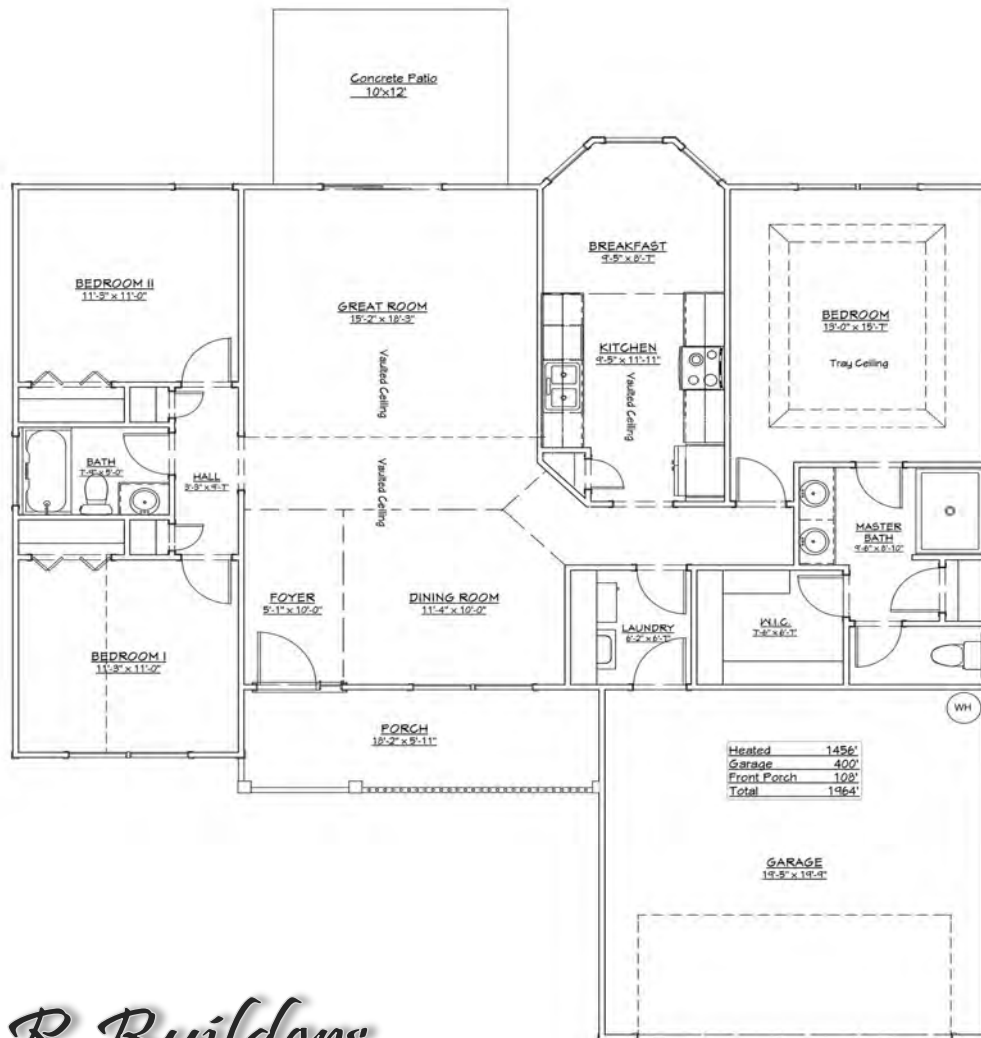


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KILLIAN PLAN

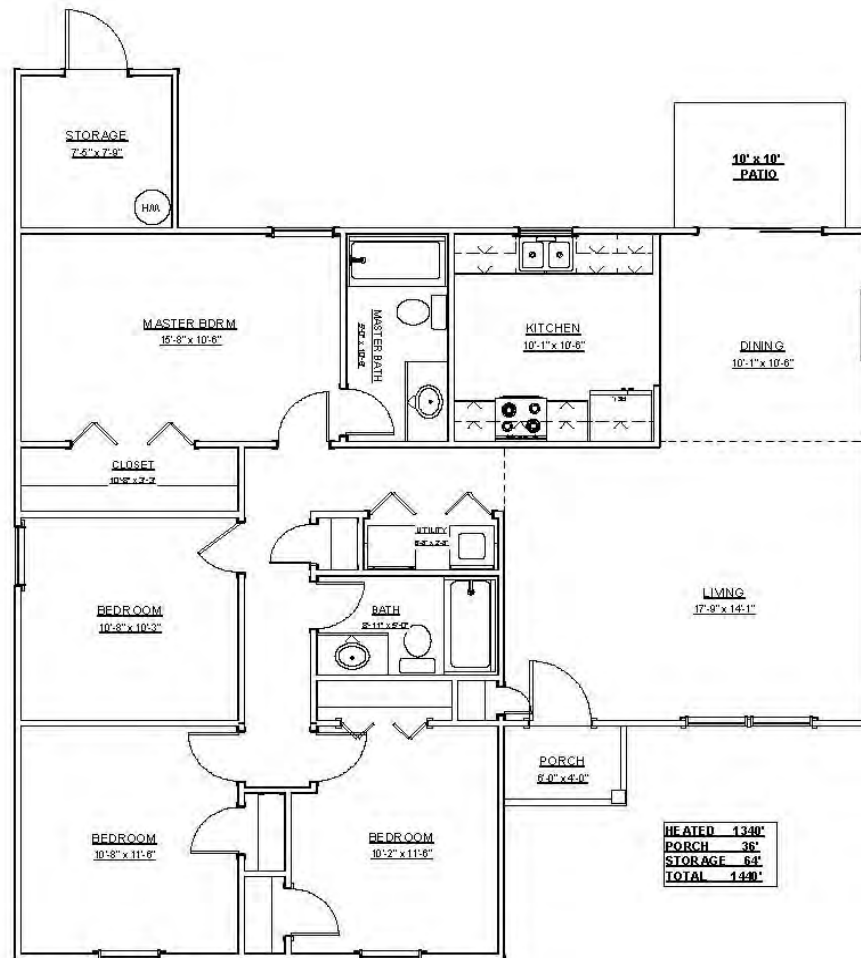


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TRADITIONAL

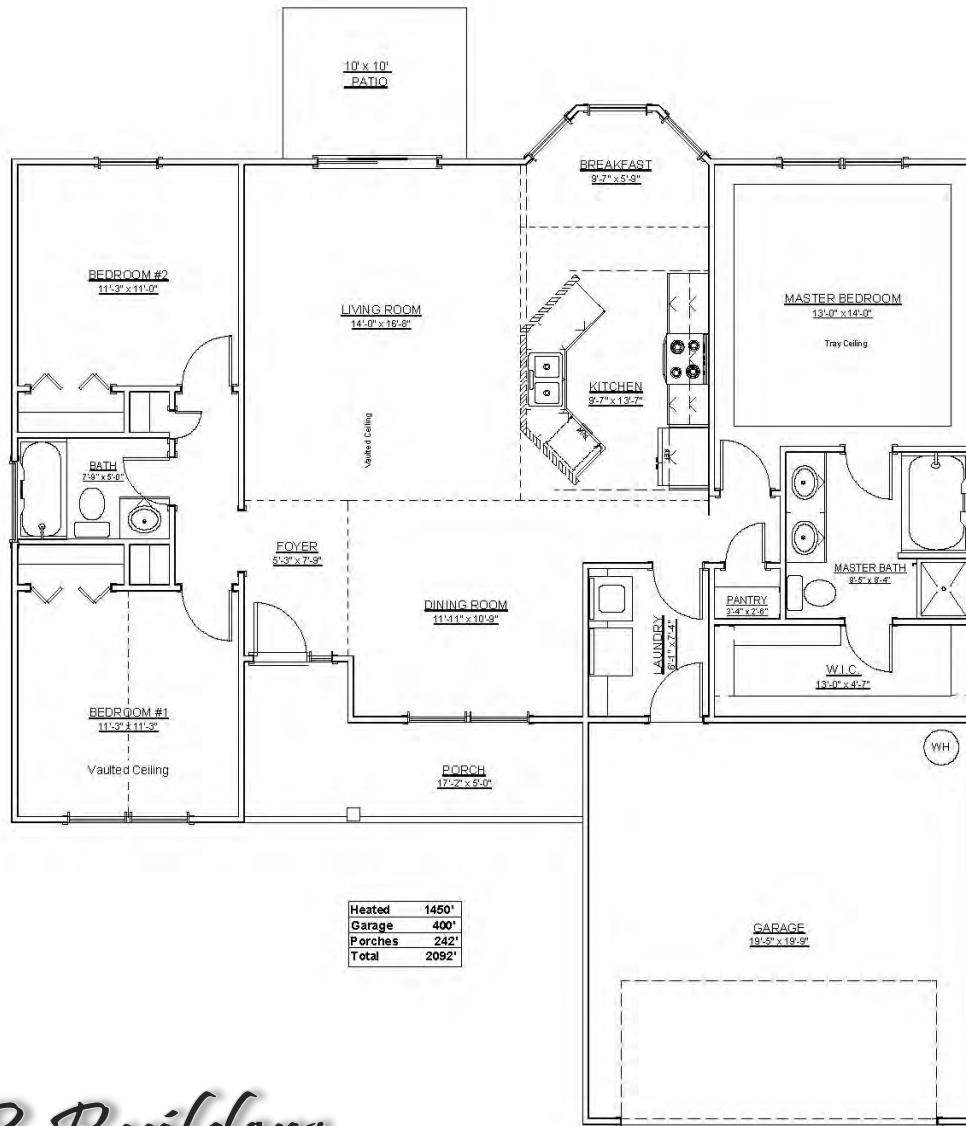


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CHELSEY PLAN

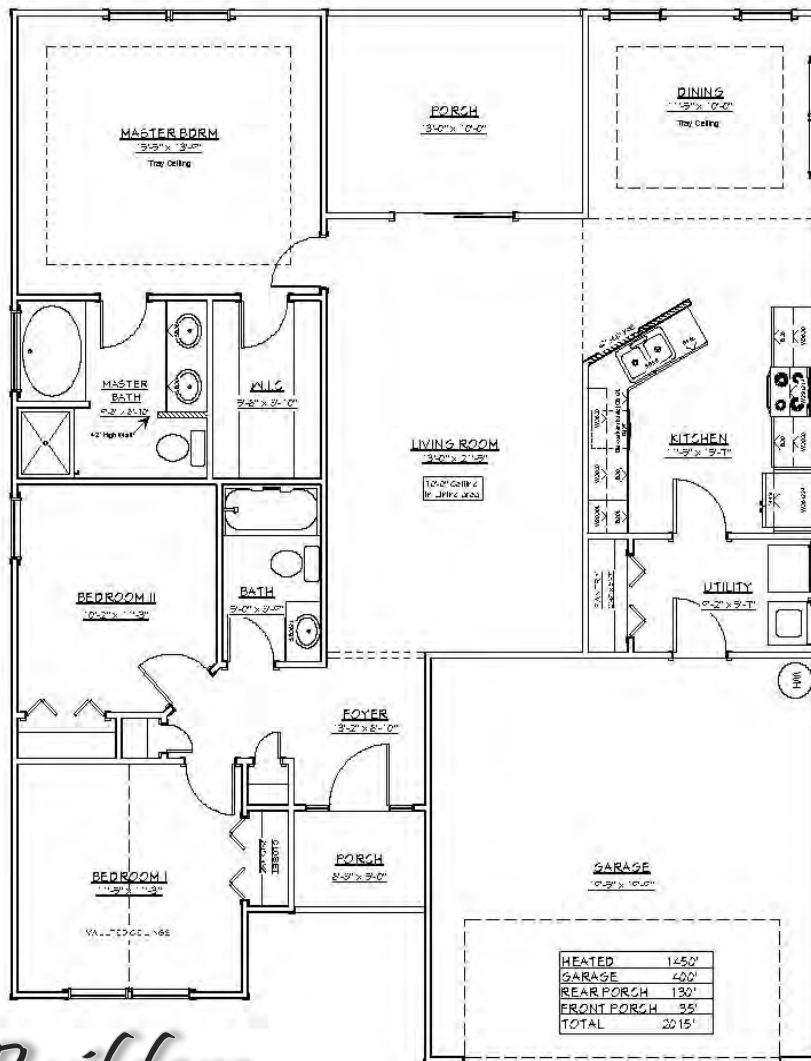


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TRINITY PLAN

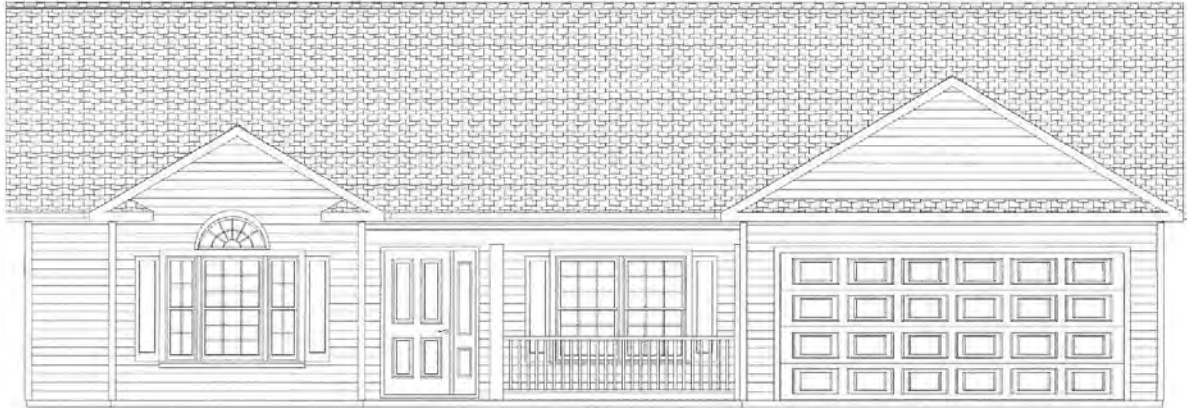


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Emma Grace



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