

Windsong *at Little River*

Starting at \$210,000



Come and build your new home in *Windsong at Little River*. Windsong is a quiet neighborhood in the heart of Little River, close to both Sunset Beach, NC and North Myrtle Beach, SC. It is conveniently located to both US Highway 17 and Highway 31. Windsong is set in a beautiful environment and offers beautiful landscaped views. We offer a home loaded with the hottest upgrades including: granite countertops, custom kitchen cabinets, ceramic tile floors in kitchen and all baths, front brick accent, fully landscaped yard, and so much more starting at \$210,000. So, you can enjoy being just minutes away from shopping, beaches, and dining at waterfront restaurants.

Windsong



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."

Windsong...

offers new homes starting at \$210,000. 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."

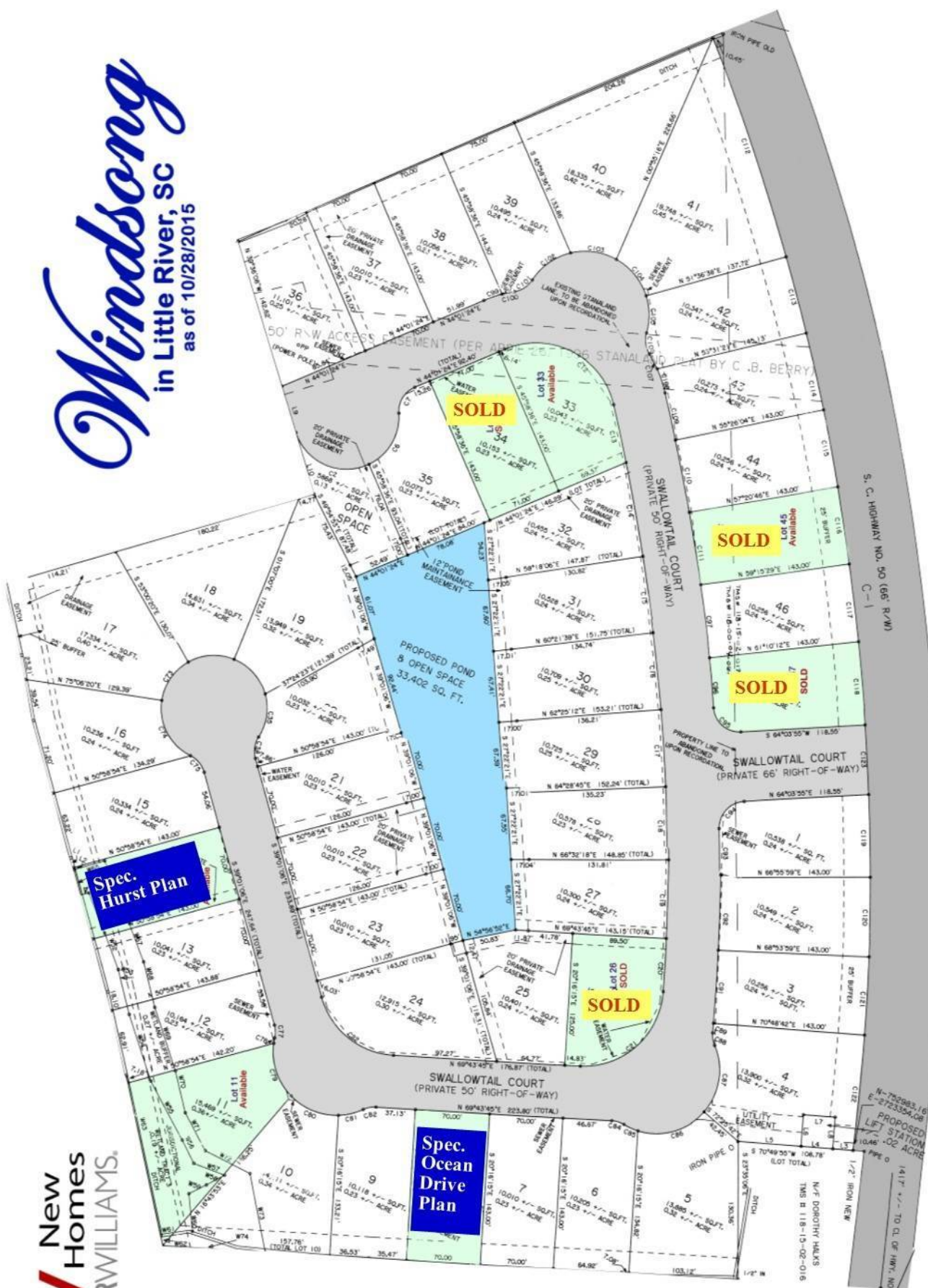
New Homes

Best Locations

Right Price



KW New Homes
KELLER WILLIAMS®



Windsong at Little River

Pricing as of 3-15-16

Floor Plan	Lot Number	Heated Sq.Ft.	Total Sq.Ft.	Price
Austin –Jordan	11	1800	2387	210,000
Megan Plus	11 or 33	1838	2301	214,000
Ocean Drive	Spec. Lot 8	1800	2438	215,000
Hurst II	Spec. Lot 14	2125	2824	255,000

Windsong Homeowners' Association (HOA)

Currently, the Windsong HOA fee is \$38 a month. This fee is subject to change by agreement of the Board of Directors of the Windsong Homeowners' Association. The Windsong HOA fee covers things such as common area maintenance, streetlights, and other common association services.

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
6. Water-resistant Home wrap with tape seal
7. Irrigation System (3-zone) with controller
8. Low maintenance vinyl siding*
9. Aluminum wrapped cornice
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**)

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 *

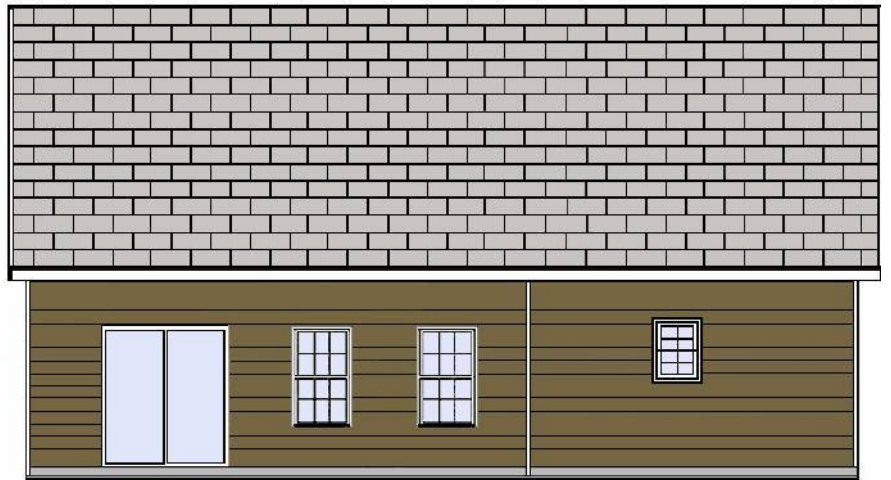
OPTIONS or UPGRADES: See Options/Upgrades Sheet for additional options or selections.

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

* 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
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MEGAN PLUS



Total Heated Square Feet	1410
Garage Square Feet	414
Covered Porch Square Feet	49
Total Square Feet	1873

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. This plan is not based on the actual construction drawing and is subject to change.

MEGAN PLUS



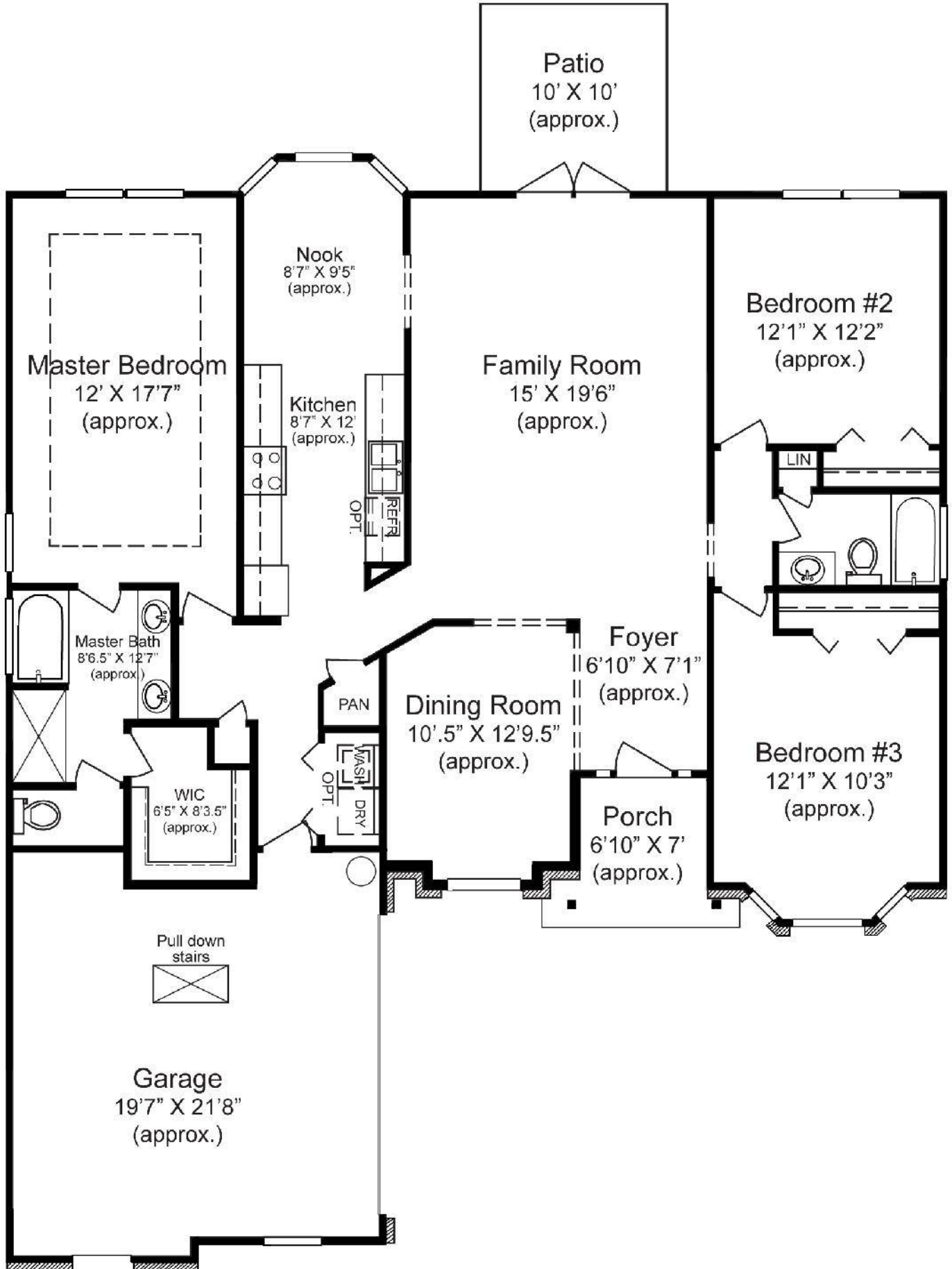
AUSTIN



Heated Square Feet	1800
Garage Square Feet	428
Porch Square Feet	50
Patio Square Feet	120
Total Square Feet	2387

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AUSTIN



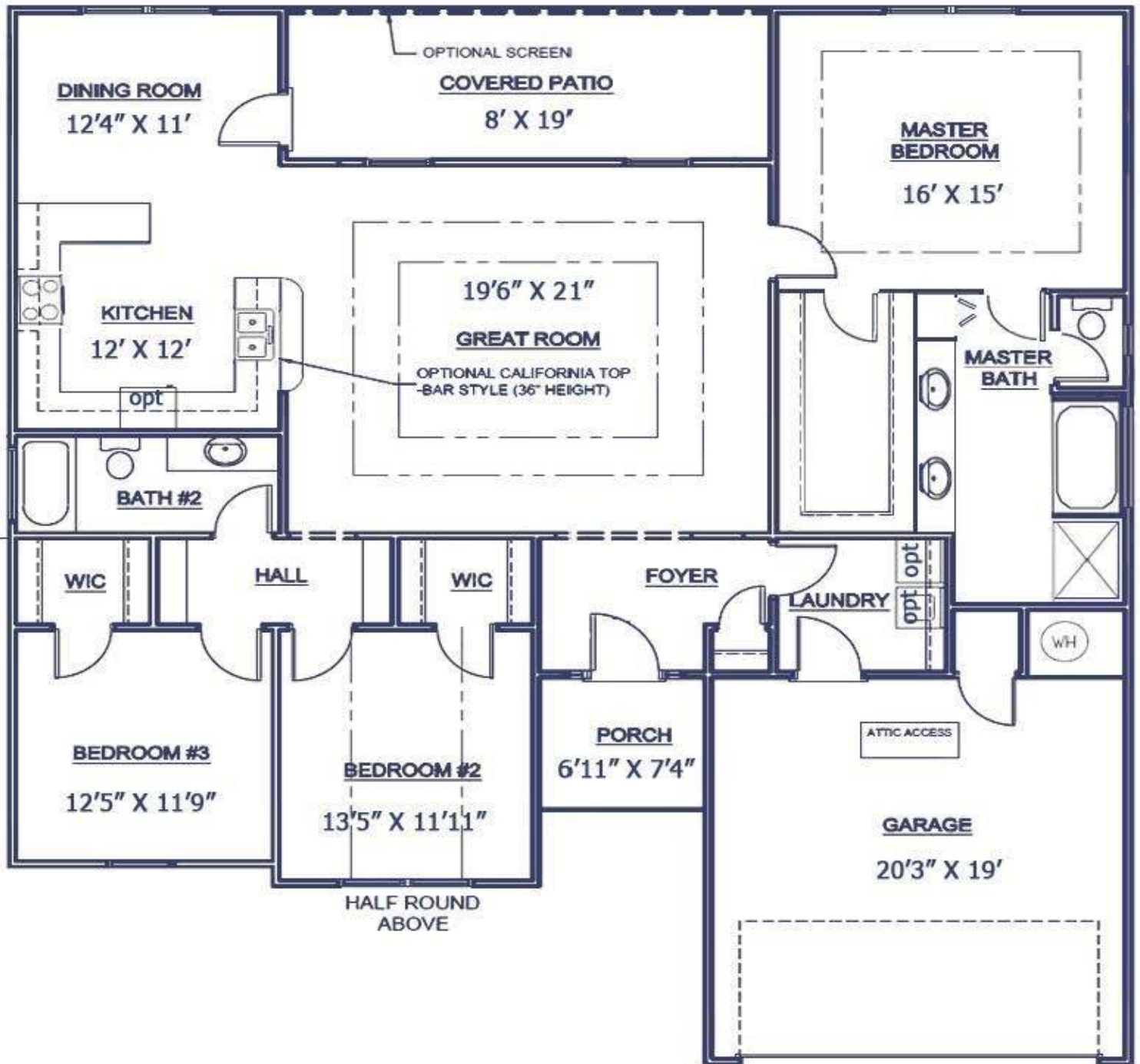
OCEAN DRIVE



Heated Square Feet	1801
Garage Square Feet	414
Front Porch Square Feet	51
Covered Patio Square Feet	172
Total Square Feet	2438

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OCEAN DRIVE



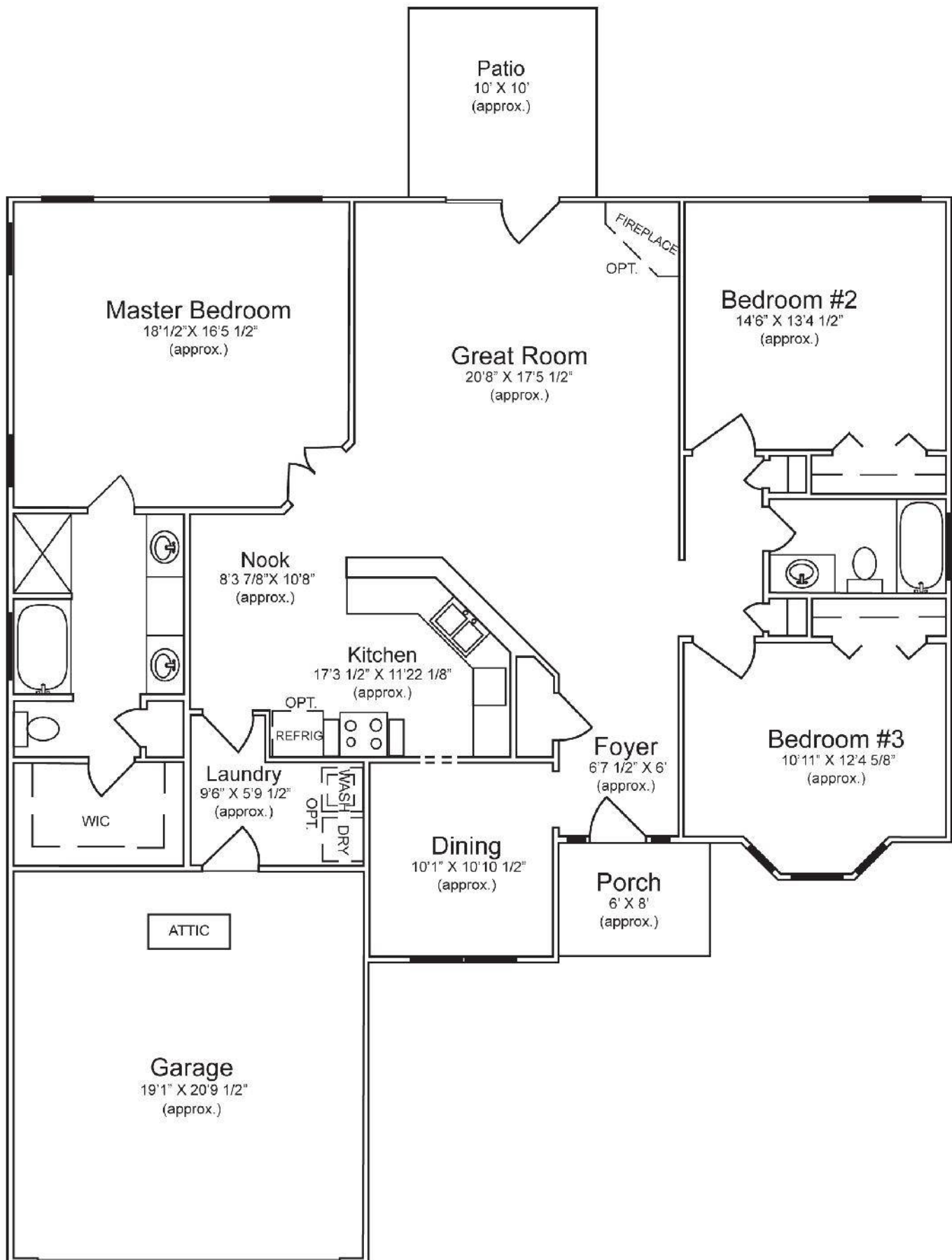
JORDAN



Heated Square Feet	1815
Garage Square Feet	418
Porch Square Feet	48
Total Square Feet	2281

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JORDAN



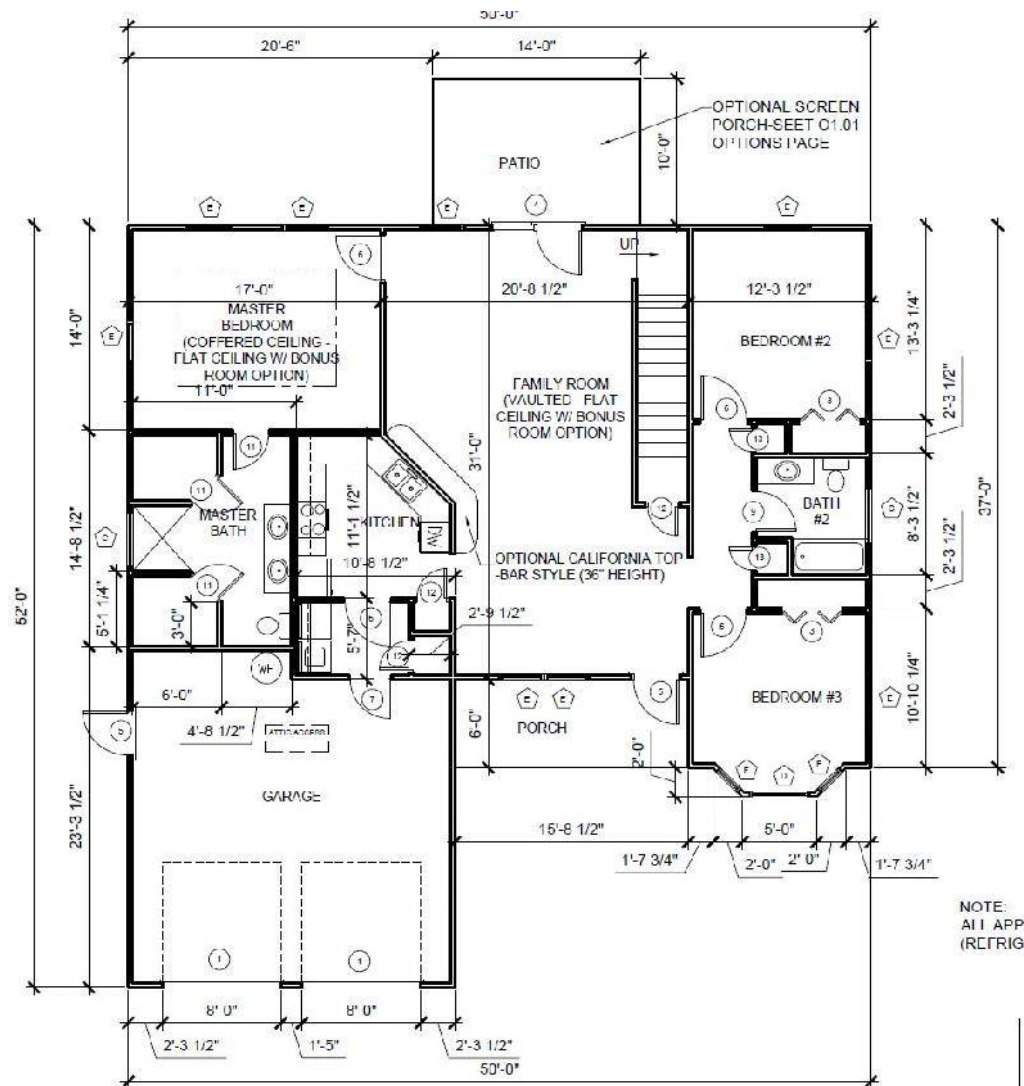
HURST II



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

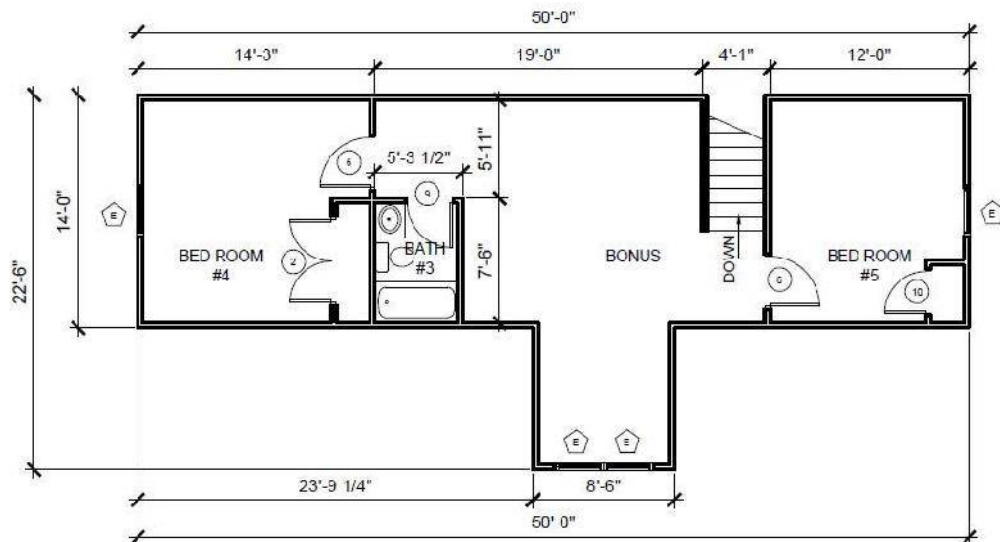
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HURST II



THE HURST #2

1st FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"