



OAK GLENN

A Better Home...A Better Life

New homes from the \$130's - \$200's

In a beautiful countryside setting, Oak Glenn is located near the intersections of Cates Bay Hwy. and Janette Street near downtown Conway.

An almost unlimited combination of custom selections so that every home is truly unique...for the unique individuals and families living there!

Compared to other greater Conway and Myrtle Beach communities, we offer ***"More Value for Less Money."***

Preliminary Brochure

843-491-5001
www.newhomesatmyrtlebeach.com

**QUALITY
CUSTOM BUILT
AFFORDABLE**



OAK GLENN



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



Kirk Hanna and his Hanco team have over 90 years of combined experience in the construction business. Hanco's purpose is to offer their customers excellent quality and workmanship, as well as to build a good customer relationship. They not only build homes, they build dreams. Hanco can proudly say that when they complete their projects they leave with friendships that last a lifetime.



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."

Oak Glenn...

offers new homes from the \$130's in a beautiful countryside setting near the intersection of Cates Bay Hwy and Janette Street near downtown Conway. Each home is custom-built with quality and affordability in mind.

Gold Packages include:

- ♦ Vinyl flooring in all wet areas
- ♦ Formica countertops
- ♦ 30" Cabinets
- ♦ Custom Designed Stone or Brick Front
- ♦ Cathedral Ceilings in every bedroom and family room per plan
- ♦ Ceiling fan in all bedrooms and family room
- ♦ Beautifully landscaped yards

Platinum Packages include:

- ♦ Ceramic Tile in Foyer, Baths, Kitchen, Laundry and Breakfast Area
- ♦ Granite countertops
- ♦ 36" Cabinets
- ♦ Custom Designed Stone or Brick Front
- ♦ Cathedral Ceilings in every bedroom and family room per plan
- ♦ Ceiling fan in all bedrooms and family room
- ♦ Beautifully landscaped yards

Oak Glenn offers an almost unlimited combination of custom selections so that every home is truly unique...for the unique individuals and families living there!

Compared to other greater Conway and Myrtle Beach communities, we offer

"More Value for Less Money."

**New Homes
Best Locations
Right Price**

Oak Glenn Pricing

Price List - July 20, 2017

Floor Plan	Heated Square Feet	Total Square Feet	Bed Bath	Price Gold Specs	Price Platinum
ONYX	1208	1665	3/2	\$133,000	\$138,000
w/bonus room	1581	2038	4/2	\$148,000	\$153,000
w/bonus & bath	1581	2038	4/3	\$153,000	\$158,000
OPAL	1301	1719	3/2	\$141,000	\$146,000
w/bonus room	1572	1990	4/2	\$156,000	\$161,000
w/bonus & bath	1641	2059	4/3	\$162,000	\$167,000
GARNET	1319	1759	3/2	\$145,000	\$150,000
PRINCESS	1435	1991	3/2	\$151,000	\$156,000
w/bonus room	1669	2225	4/2	\$166,000	\$171,000
w/bonus & bath	1735	2291	4/3	\$171,000	\$176,000
w/family room	1565	1991	3/2	\$162,000	\$168,000
w/family & bonus	1799	2225	4/2	\$174,000	\$179,000
w/family/bonus/bath	1865	2291	4/3	\$179,000	\$184,000
EMERALD	1489	2144	3/2	\$157,000	\$162,000
w/Carolina Room	1624	2279	3/2	\$167,000	\$172,000
w/bonus room	1782	2437	4/2	\$172,000	\$177,000
w/bonus & bath	1860	2515	4/3	\$177,000	\$182,000
w/bonus/bath/loft	2004	2659	4/3	\$182,000	\$187,000
w/CarRm/bonus/bath	2139	2659	4/3	\$187,000	\$192,000
w/CarRm/bonus/bath/loft	2139	2659	4/3	\$192,000	\$197,000
RUBY	1577	2240	3/2	\$167,000	\$172,000
PEARL	1594	2012	3/2	\$168,000	\$173,000
w/covered patio	1594	2198	3/2	\$175,000	\$180,000
DIAMOND	1701	2357	3/2	\$177,000	\$182,000
w/bonus room	1969	2625	4/2	\$192,000	\$197,000
w/bonus & bath	2042	2698	4/3	\$197,000	\$202,000
w/bonus/bath/loft	2171	2827	4/3	\$202,000	\$207,000

Prices and availability are subject to change at any time without notice.

Square Footages and Prices are subject to change without notice and are not guaranteed.

Lot Premiums:

- \$1,000 Corner Lot - Lot 137
- \$2,000 Backs to Small Pond - Lots 186-198 (except 188)
- \$4,000 Backs to Wetlands / Woods - Lots 139, 179-183
- \$6,000 Backs to Wetlands / Woods / Oversized Lot - 184
- \$8,000 Backs to Large Pond - Lots 174, 176, 177, 178



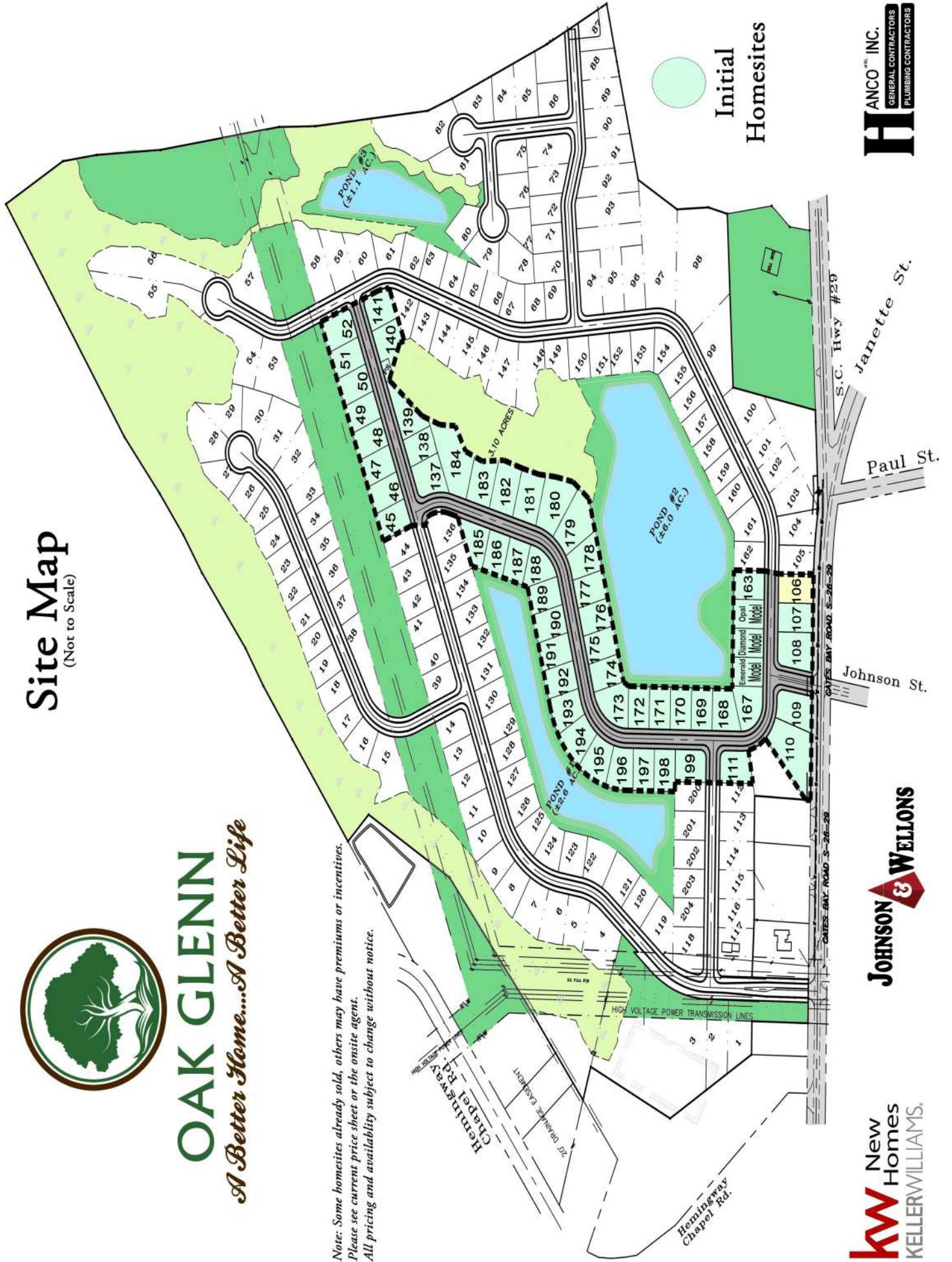
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Site Map

(Not to Scale)

Note: Some homesites already sold, others may have premiums or incentives.
Please see current price sheet or the onsite agent.
All pricing and availability subject to change without notice.



kW New Homes
KELLER WILLIAMS

JOHNSON & WELLONS

HANCO INC.
GENERAL CONTRACTORS
PLUMBING CONTRACTORS



Oak Glenn Standard Features

Quality Construction Features

- Elevated slab foundation
- Quality kiln dried lumber
- On-site construction, featuring studs 16" on center
- Vapor barrier under all concrete floors
- Pre-engineered roof trusses
- Protective and renewable termite bond and soil treatment
- Compaction on soil prior to cement placement

Gourmet Kitchens

- Recessed panel Birch wood cabinets with crown molding and satin nickel knobs
- Cabinets in your choice of four colors
- Raised cabinet over microwave for custom look
- Low maintenance vinyl (ceramic look) floors
- Formica countertops
- Stainless steel (look) appliances (white or black avail.)
- Frigidaire smooth top oven, dishwasher & microwave
- 1/3 hp garbage disposal
- Ice-maker line plumbed
- Stainless steel double bowl sink
- Single lever satin nickel faucet
- Kitchen opens to living area
- Pantry per plans

Electrical

- 3 outside weather proof outlets
- Four corner flood lights
- Pre-wired telephone jacks (bedrooms and living)
- Pre-wired for cable TV (bedrooms, living and exterior)
- Ceiling fan in every bedroom & family room
- Smoke detector in every bedroom
- Upgraded satin nickel light fixtures throughout

Interior Features

- Cathedral ceilings in every bedroom and family room per plan
- Upgraded designer satin nickel front door deadbolt and lock set
- Garage dry walled, painted and trimmed out
- Upgraded custom wainscoting style interior doors
- Custom color paint that you select throughout your new home
- Stain resistant plush cut pile carpet in all bedrooms and family room
- 6 lb. carpet padding
- Vinyl coated wire shelving
- Upgraded satin nickel lever door handles on all interior doors
- Upgraded custom 5 1/4" baseboards

Luxurious Bathrooms

- Vinyl (ceramic look) floors
- Fiberglass one piece tubs and surrounds for ease of cleaning
- Stylish elongated commodes
- Upgraded satin nickel single lever faucets and shower heads
- Oversized mirrors with bevel trim
- Vented exhaust fans
- Upgraded raised comfort height vanities
- Recessed panel Birch wood cabinets with satin nickel knobs

Platinum Upgrades also Included:

- Standup shower in Master bath
- Granite Countertops in Kitchen
- 36" Cabinets in Kitchen
- Ceramic tile in foyer, baths, kitchen, laundry and breakfast area
- Recessed lights in kitchen

Exterior Features

- Architecturally designed exteriors
- Stone accents on front
- Dead bolt locks on all exterior doors
- 3 outside weatherproof outlets
- 30 year architecture shingle
- Landscaped yard with 15 pallets of sod included
- 2 outside hose bibs
- 2 car garage
- Wainscoting style garage door to match interior
- Garage door opener with two remotes
- Insulated Low E, white vinyl windows with tilt sash
- Dutch Lap vinyl siding (low upkeep)
- Gutters on front of home where needed

Energy Saving Features

- Professionally engineered insulating system, meeting or exceeding industry standards
- R-30 in ceiling R-13 in walls
- Upgraded R value on duct work
- Low E in all windows
- Continuous soffit and ridge vent
- Water saving plumbing fixtures
- Energy efficient quick recovery 50 gallon water heater
- Dryer vent to exterior
- Air flow tested air ducts

Quality Construction

- Hanco Construction is committed to earning your trust. Our new home representative will take the time to explain the process to you thoroughly. We will work with you to select all of the specifications you want in your new home.
- One year warranty on workmanship and materials
- Manufacturer's warranties on HVAC, appliances, fixtures and equipment
- Ten year structural warranty

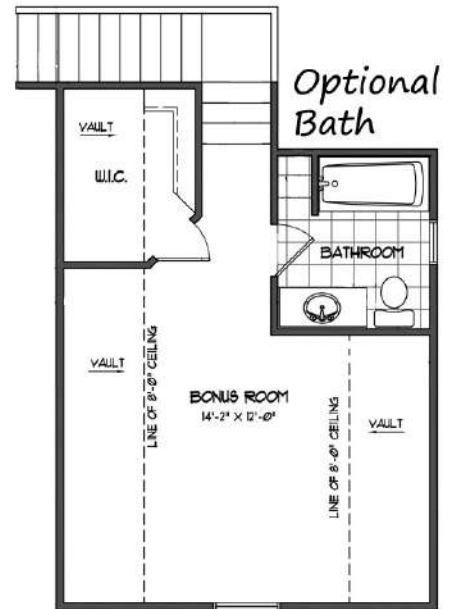
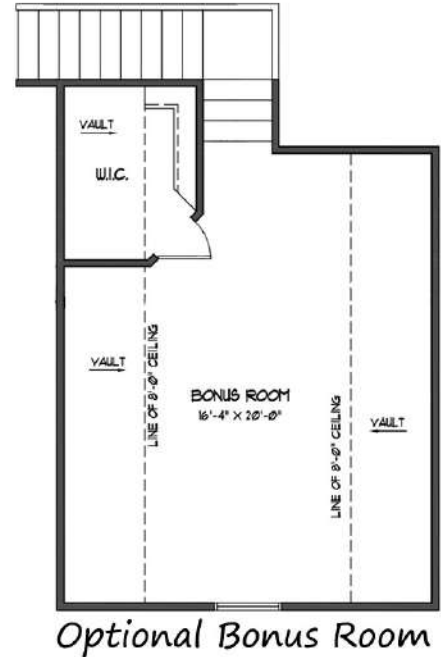
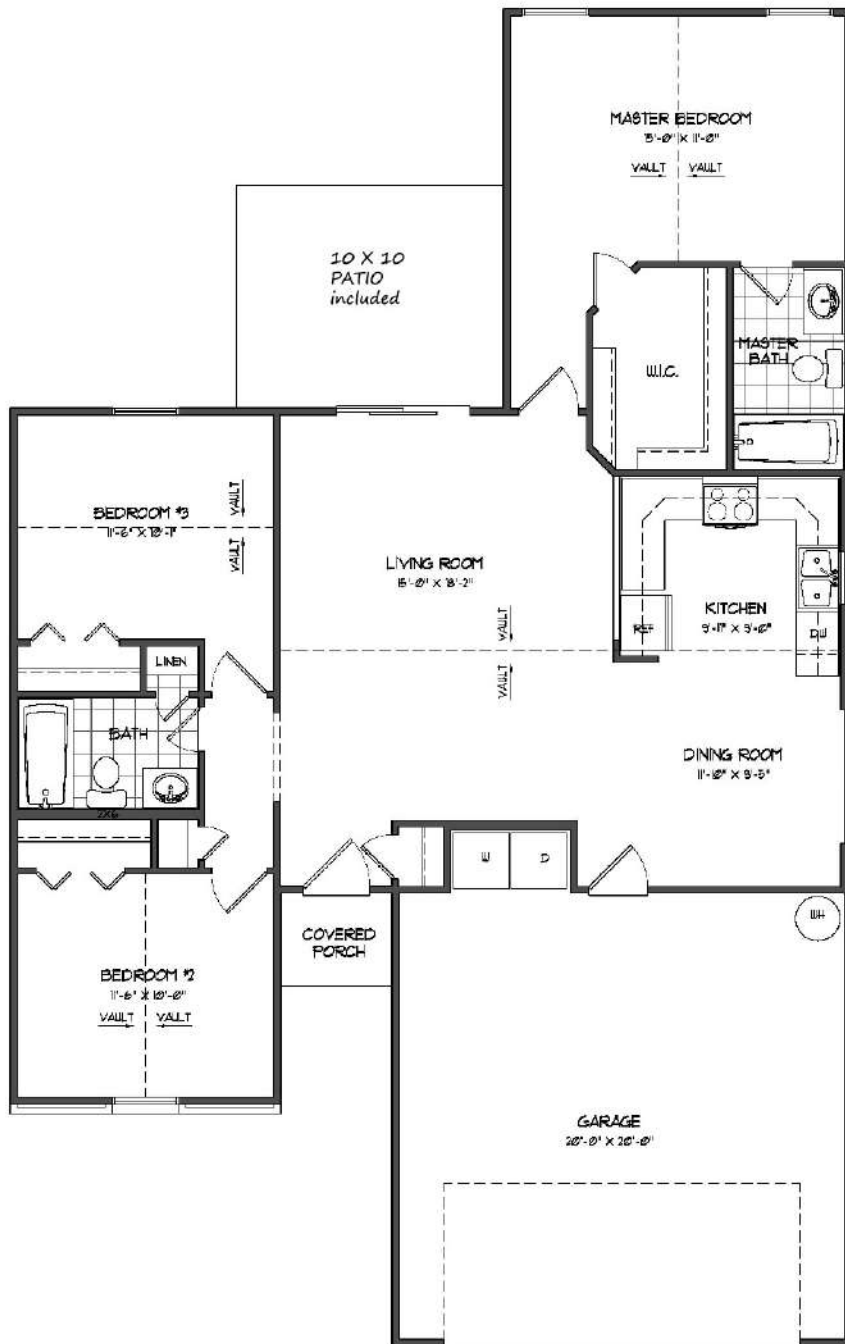
Onyx



	Standard	w/ Bonus	w/ Bonus&Bath
Heated Square Footage	1208	1581	1581
Total Square Footage	1665	2038	2038
Bedrooms	3	4	4
Baths	2	2	3

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Opal



	Standard	w/ Bonus	w/ Bonus&Bath
Heated Square Footage	1301	1572	1641
Total Square Footage	1719	1990	2059
Bedrooms	3	4	4
Baths	2	2	3

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Garnet

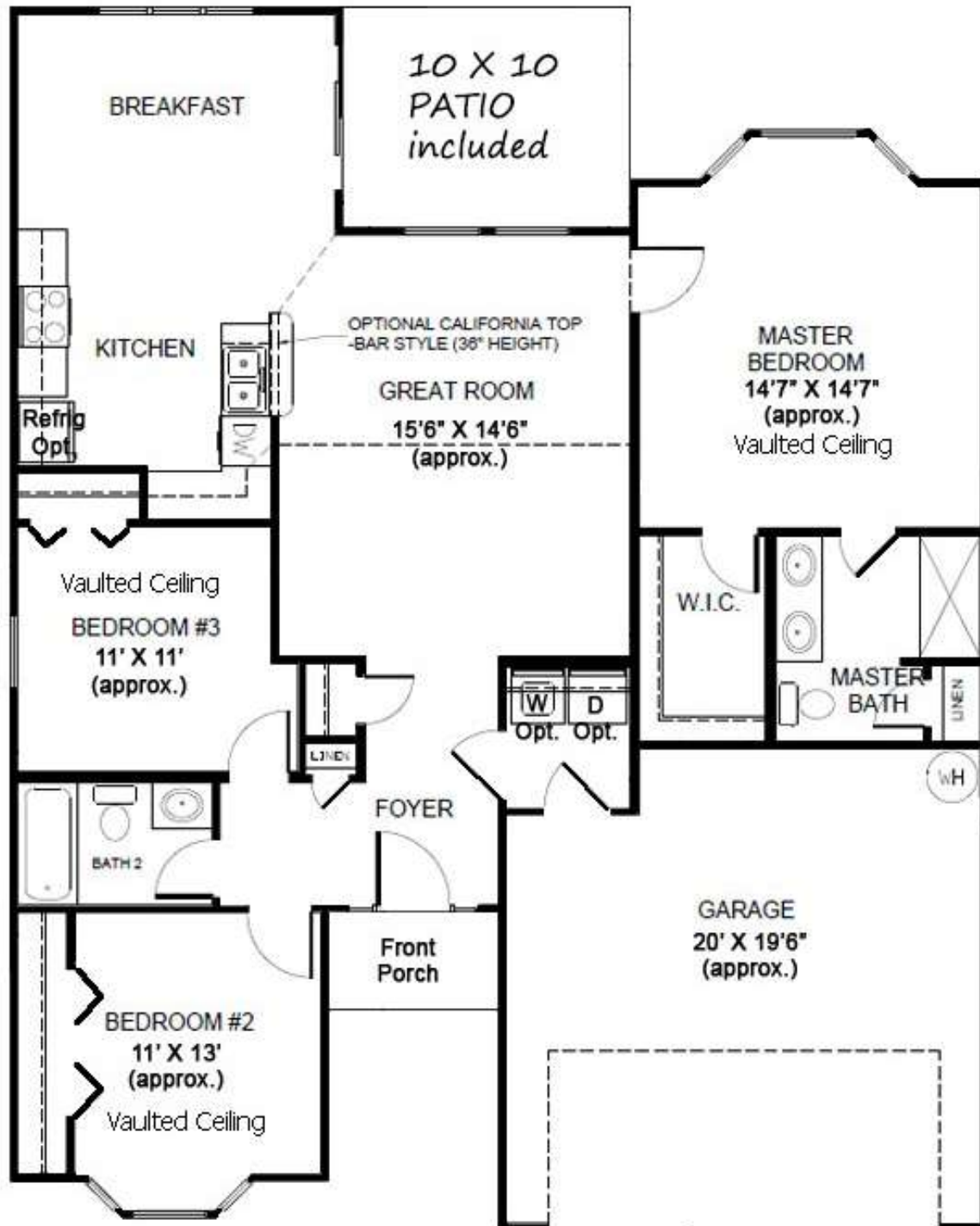


Heated Square Feet	1319
Total Square Feet	1759

Bedrooms	3
Baths	2

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Princess



	Standard	w/ Bonus	w/ Bonus & Bath	w/ Family Room	w/ Family & Bonus	w/ Family, Bonus, & Bath
Heated Sq. Ft.	1435	1669	1735	1565	1799	1865
Total Sq. Ft.	1991	2225	2291	1991	2225	2291
Bedrooms	3	4	4	3	4	4
Baths	2	2	3	2	2	3

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Princess



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Emerald



	Standard	w/ Carolina Room	w/ Bonus Room	w/ Bonus & Bath	w/ Bonus, Bath & Loft	w/ Carolina, Bonus Bath & Loft
Heated Sq. Ft.	1489	1624	1782	1860	2004	2139
Total Sq. Ft.	2144	2279	2437	2515	2659	2659
Bedrooms	3	3	4	4	4	4
Baths	2	2	2	3	3	3

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Emerald



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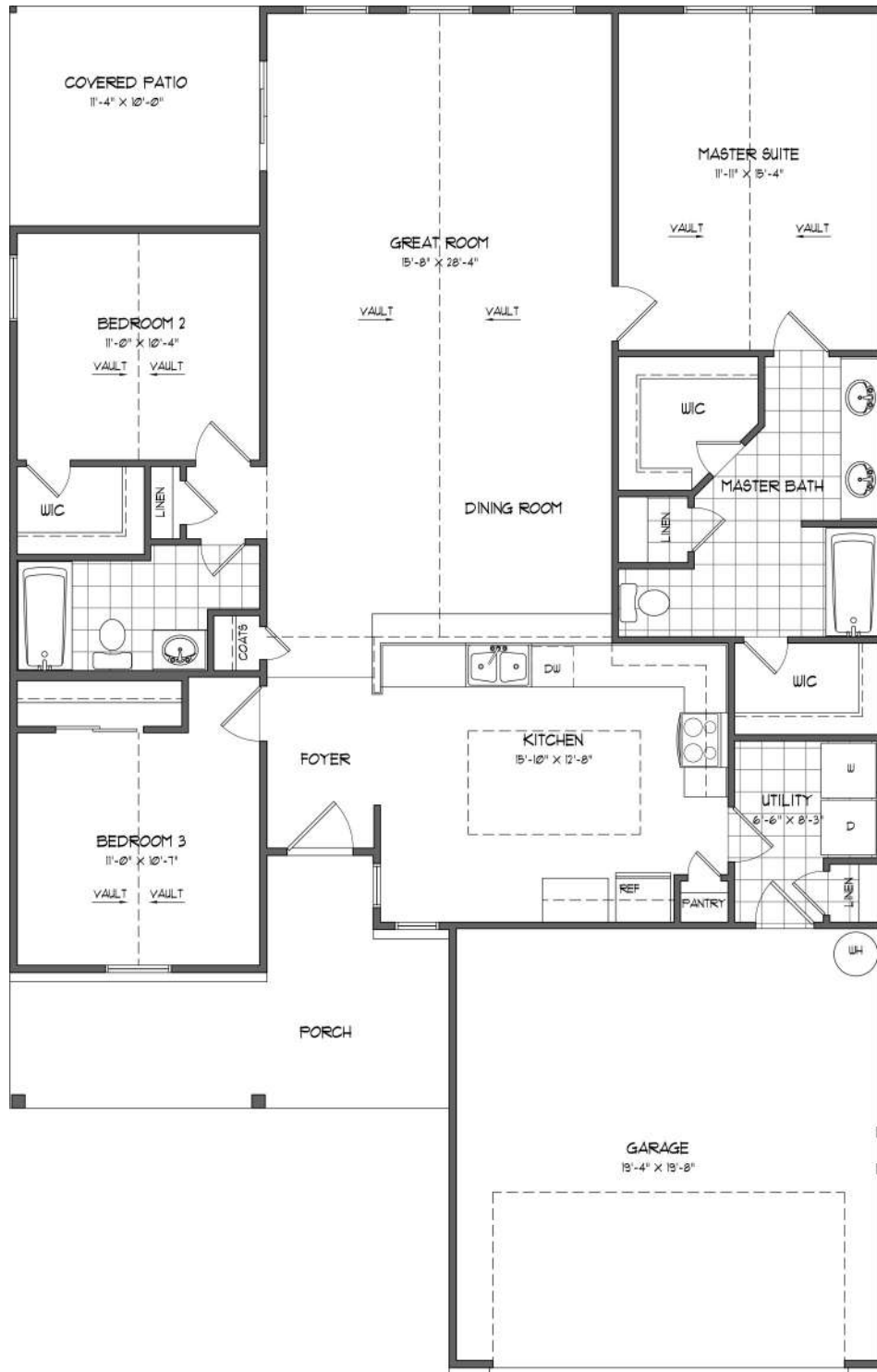
Ruby



Heated Sq. Ft.	1577
Total Sq. Ft.	2240
Bedrooms	3
Baths	2

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Ruby



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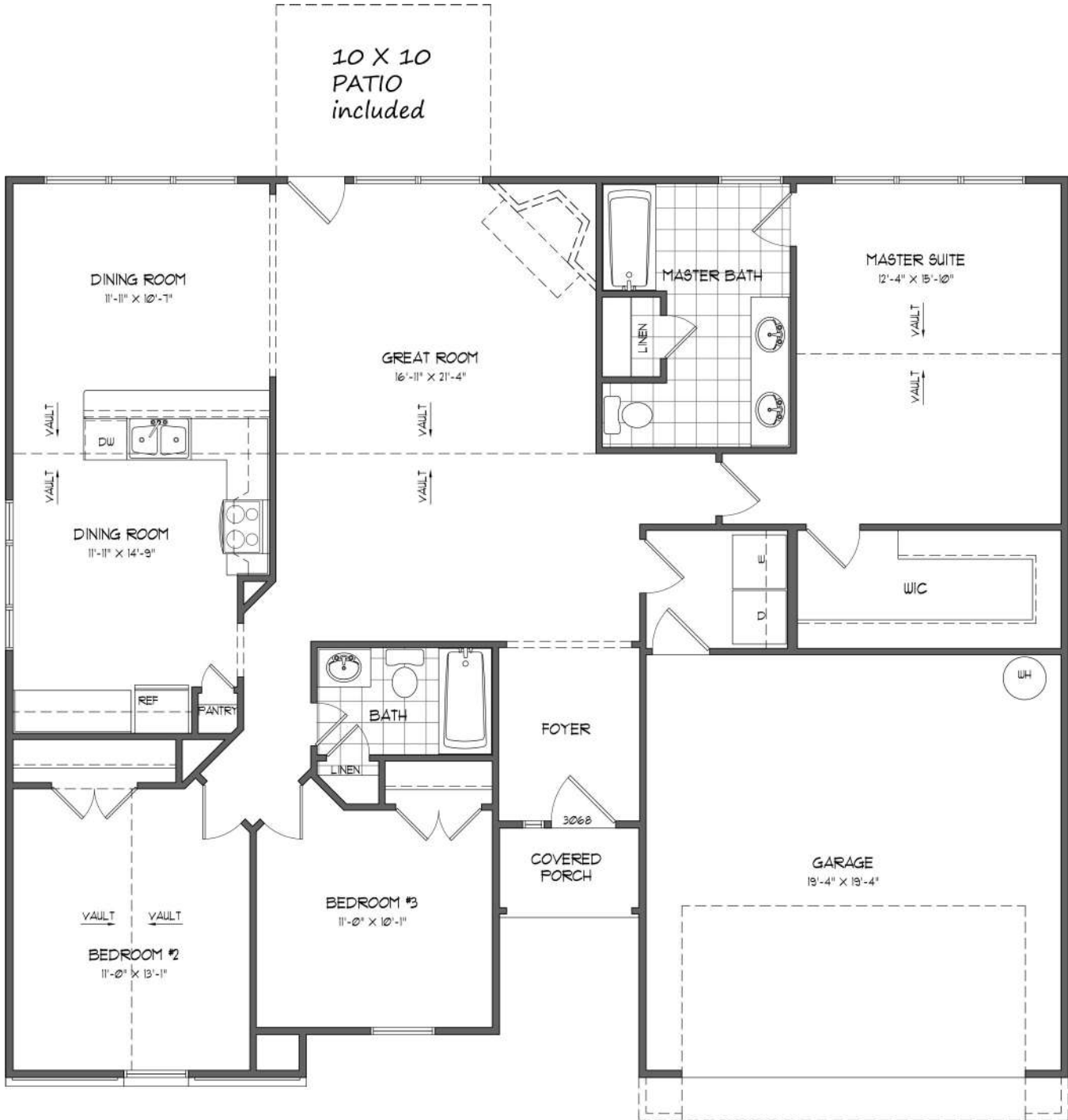
Pearl



	Standard	w/ Covered Patio
Heated Sq. Ft.	1594	1594
Total Sq. Ft.	2012	2198
Bedrooms	3	3
Baths	2	2

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Pearl



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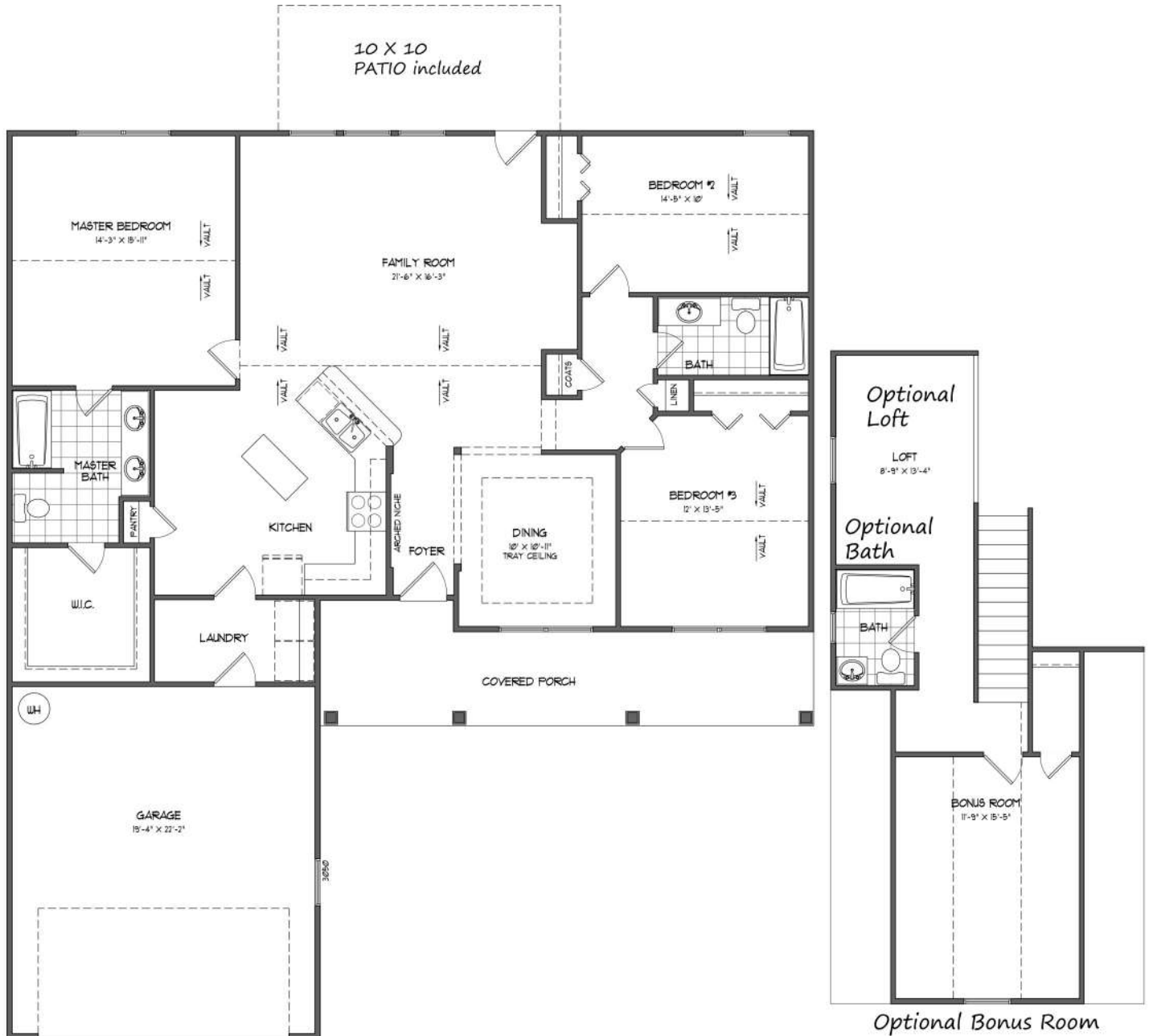
Diamond



	Standard	w/ Bonus	w/ Bonus & Bath	w/ Bonus, Bath & Loft
Heated Sq. Ft.	1701	1969	2042	2171
Total Sq. Ft.	2357	2625	2698	2827
Bedrooms	3	4	4	4
Baths	2	2	3	3

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Diamond



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