

Riverbend



Townhomes



On the Waccamaw River, A Waterside Community

843-491-5001

www.newhomesatmyrtlebeach.com

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Riverbend



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."

Riverbend Townhomes...

offers new townhomes from the \$130's on the beautiful Waccamaw River. Each townhome is custom-built with quality and affordability in mind. Amenities include a community clubhouse and pool, a community day dock and waterfront gazebo, and a nearby public boat landing.

Each townhome includes:

- ♦ Ceramic Tile in Baths, Kitchen, and Laundry
- ♦ Granite countertops
- ♦ 36" Cabinets
- ♦ Custom Designed Stone or Brick Front
- ♦ Vaulted Ceilings in every bedroom and family room per plan
- ♦ Ceiling fan in all bedrooms and living room/family room/great room
- ♦ Landscaped yards with irrigation system

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

"More Value for Less Money."

New Homes

Best Locations

Right Price

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
- Ceramic tile floors
- Granite countertops
- Stainless steel appliances
- 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

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

Interior Features

- Cathedral ceilings 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

- Ceramic tile 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

Exterior Features

- Architecturally designed exteriors
- Dead bolt locks on all exterior doors
- 1 outside weatherproof outlets
- 30 year architecture shingle
- Fully sodded yard with irrigation
- Landscaped front entrance
- 1 outside hose bibs
- 1 car garage
- Wainscoting style garage door to match interior
- Garage door opener with remote
- 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

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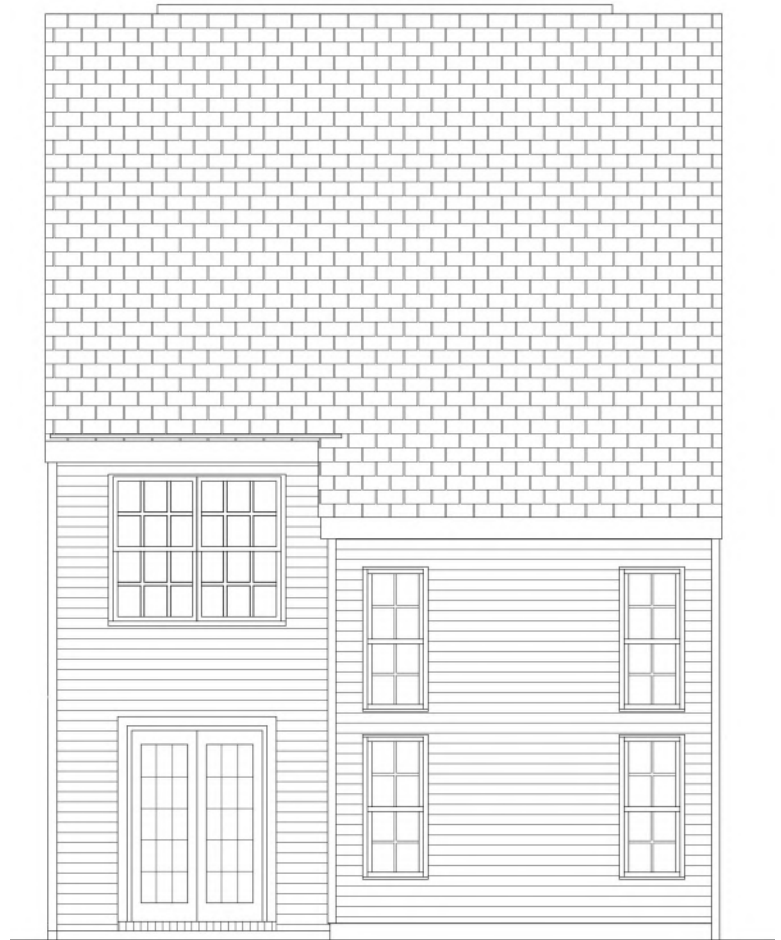
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CAMBRIDGE FLOOR PLAN



Front Elevation

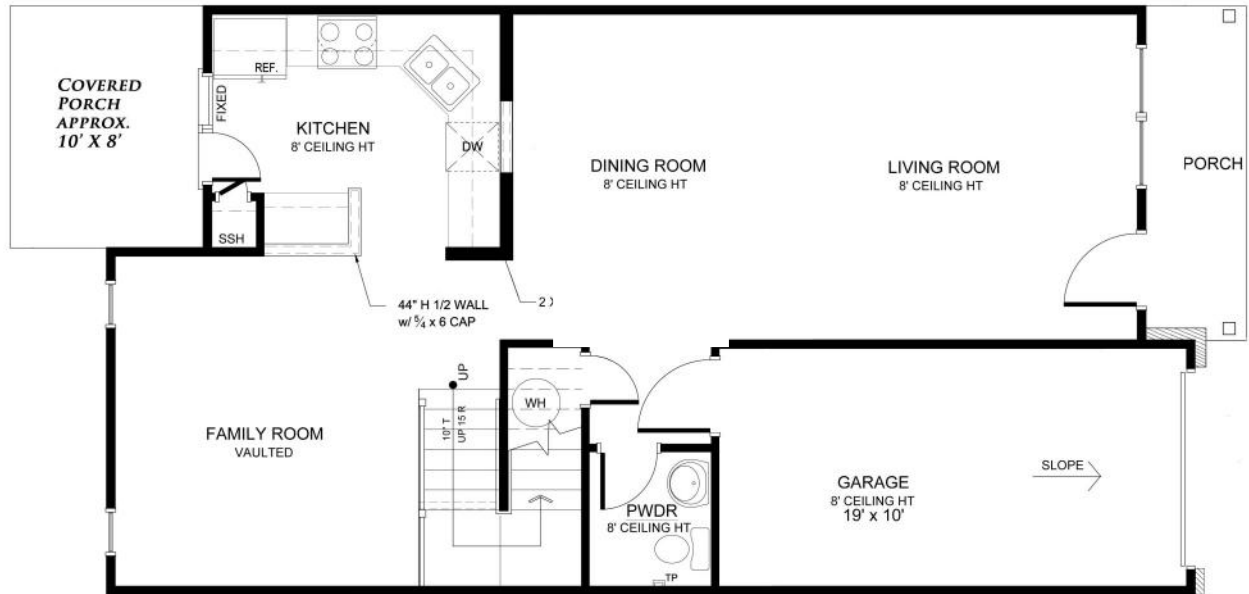
First Floor Heated Square Feet	827
Second Floor Heated Square Feet	772
Garage Square Feet	210
Porch Square Feet	56
Total Square Feet	1865



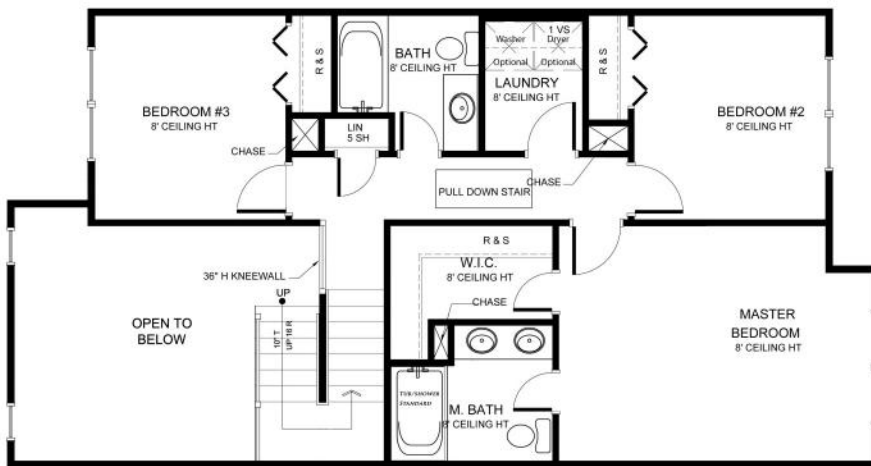
Rear Elevation

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CAMBRIDGE FLOOR PLAN

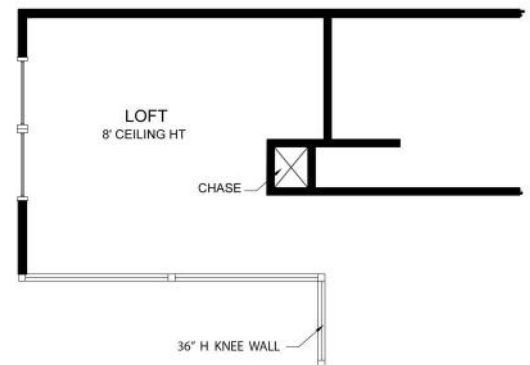


First Floor



Second Floor

Optional Loft Plan



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Keller Williams New Homes Division

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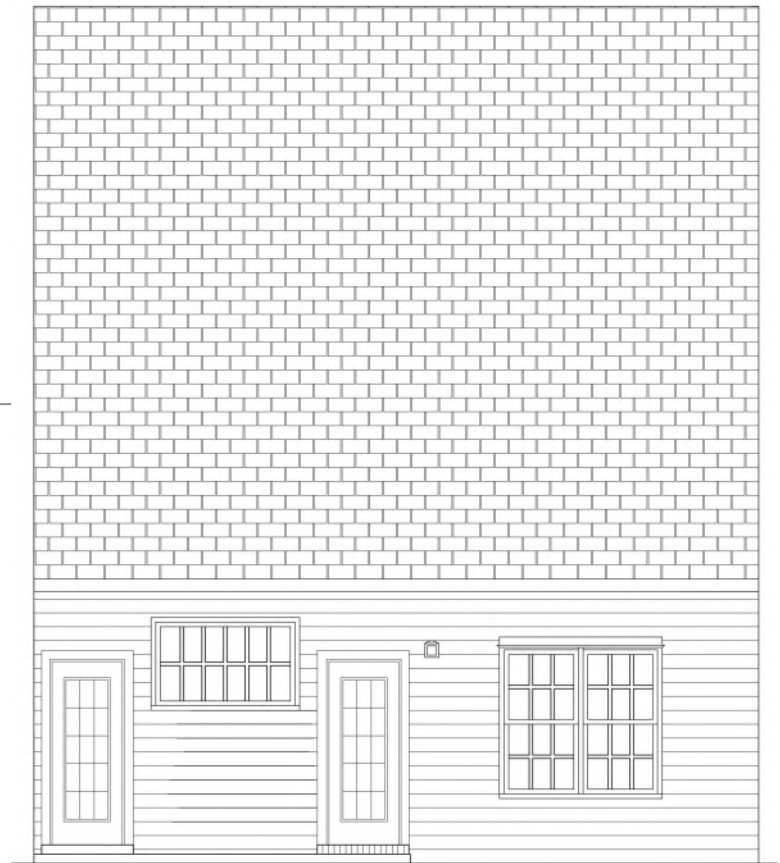
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ELLINGTON FLOOR PLAN



Front Elevation

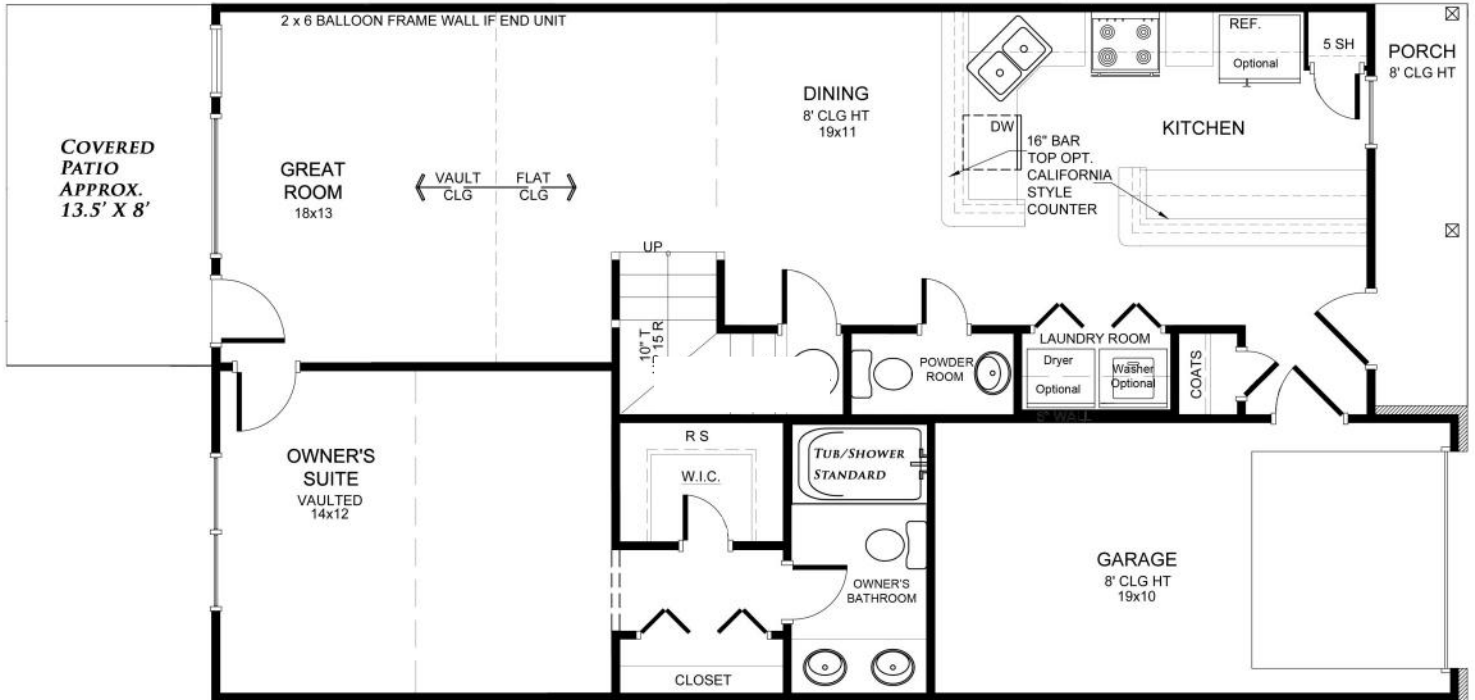
First Floor Heated Square Feet	937
Second Floor Heated Square Feet	649
Garage Square Feet	199
Porch Square Feet	52
Total Square Feet	1837



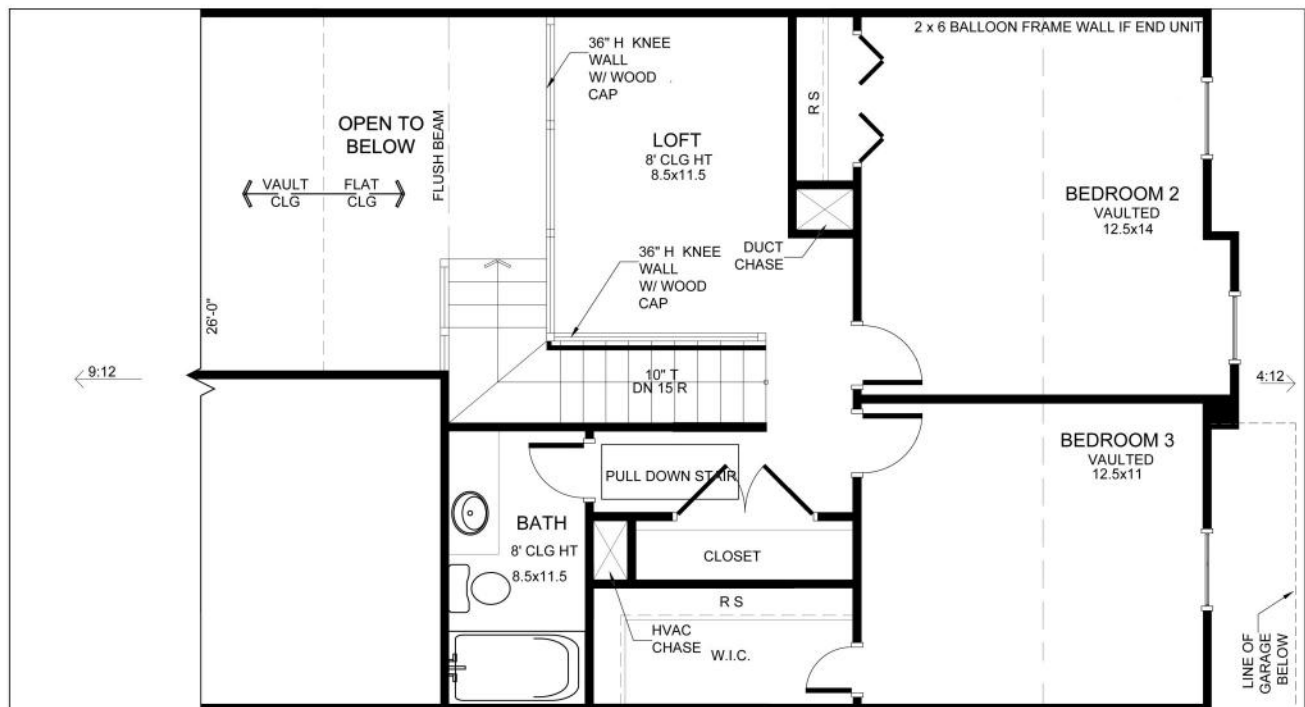
Rear Elevation

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ELLINGTON FLOOR PLAN



First Floor



Second Floor

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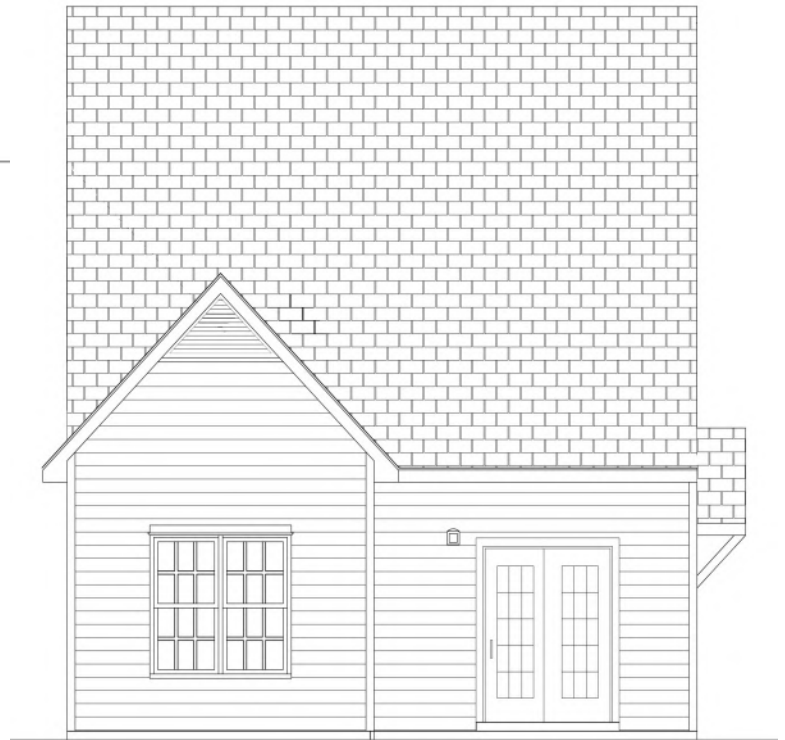
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FREDERICK FLOOR PLAN



Front Elevation

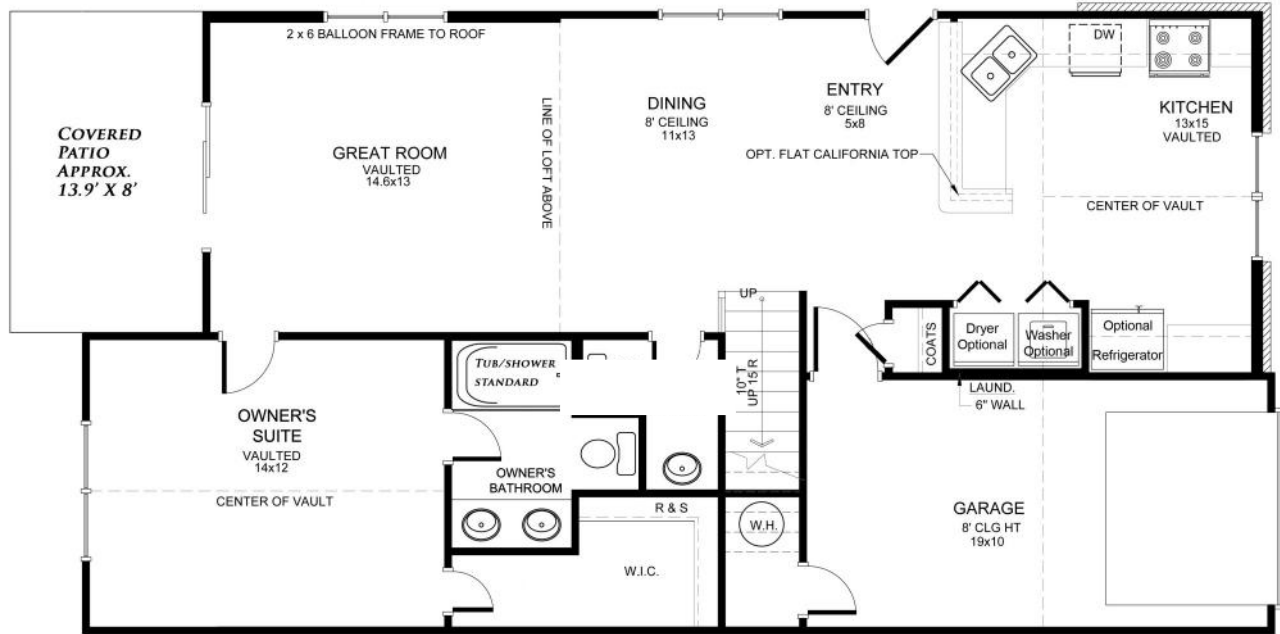
First Floor Heated Square Feet	995
Second Floor Heated Square Feet	605
Garage Square Feet	211
Porch Square Feet	13
Total Square Feet	1824



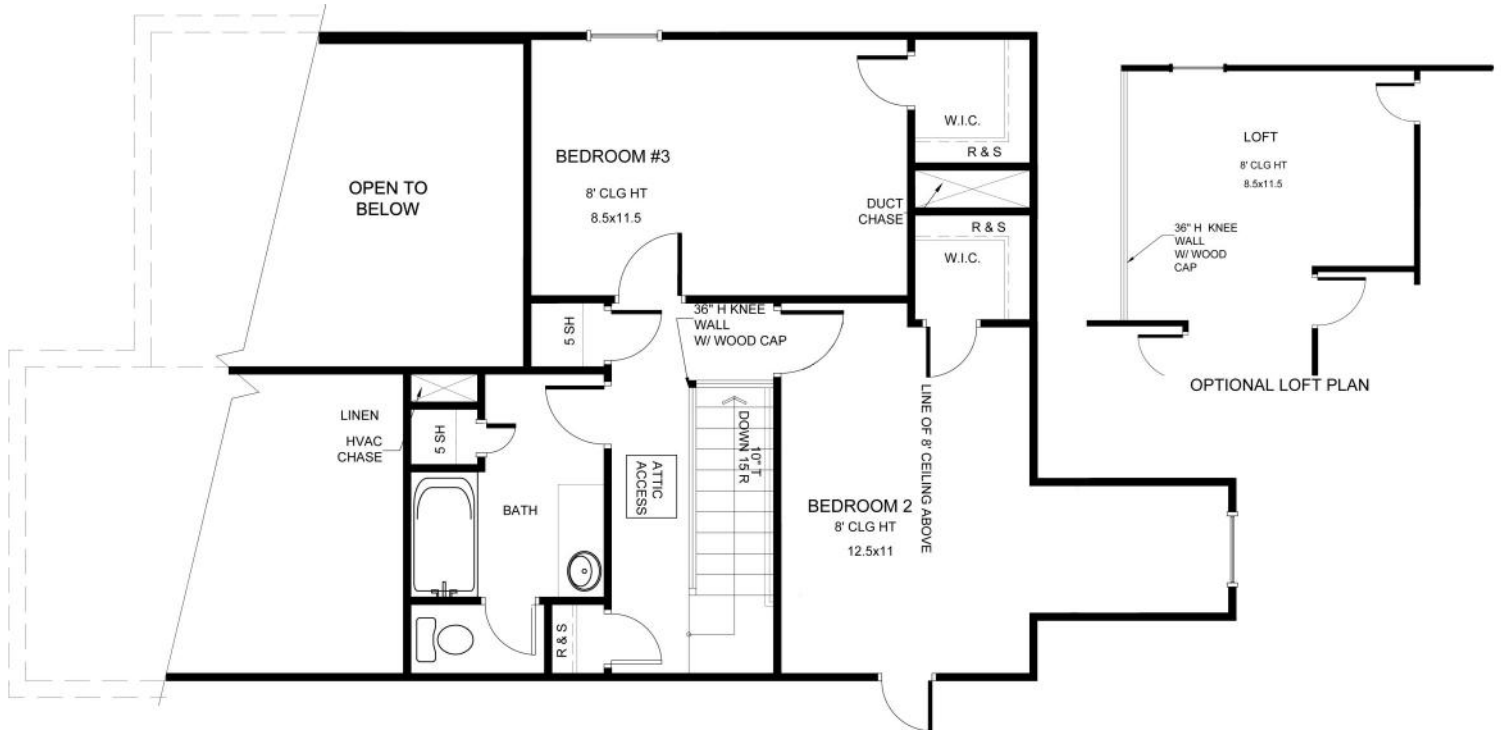
Rear Elevation

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FREDERICK FLOOR PLAN



First Floor



Second Floor

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