



# PINE LAKES ESTATES



**NATIONS★HOMES II**  
*Building the American Dream*

MYRTLE BEACH, SOUTH CAROLINA

PHONE: 843-449-8900 FAX: 843-497-5325

[WWW.NATIONS-HOMES.COM](http://WWW.NATIONS-HOMES.COM)

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# OUR STORY

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NATIONS HOMES II has earned a reputation as one of the finest builders in the Carolinas. Industry peers and satisfied customers applaud a record of excellence that includes a full range of custom homes from first time home buyers to multi-million dollar estates.

Those who choose NATIONS HOMES II will quickly understand why the company's name has become synonymous with uncompromising customer service and outstanding value. National contracts with major suppliers and volume discounts with local subcontractors allow our pricing structure to be well below the market.

NATIONS HOMES II takes pride in our extraordinary staff of professionals. These experts will guide you through every stage of the home building process. Our design team works with each homeowner to create the most livable and appealing floor plans to fit their lifestyle and budget using the latest computer technology. Experienced construction managers and supervisors are on site at your new address every day making sure a multitude of details are handled appropriately. All this experience and personalized service means you can sit back, relax and finalize your moving plans.

The decision to make NATIONS HOMES II your home building team could be one of the most important decisions you will ever make. In experience, expertise and reputation, we give buyers long term value and simple peace of mind.

NATIONS HOMES II was founded by Jeff Skelley in Myrtle Beach, South Carolina. He has over 25 years of home building experience in the Grand Strand which includes:

- ★ Co-owning and operating the largest private homebuilding company in South Carolina.
- ★ Co-operating one of the largest divisions of a public building company ranked as the 16th largest home builder in the nation.
- ★ Constructing as many as 400+ homes per year with gross sales in excess of \$40 million.
- ★ Voted Custom Home Builder of the Year by readers of the Myrtle Beach Herald.

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"We are committed to grow Nations Homes II reputation as one of the most sought after custom homebuilders in the Grand Strand, providing our home-owners with dedicated customer service and the best values for their hard earned money."

*Jeff Skelley, President Nations Homes II*





# PINE LAKES ESTATES CUSTOM HOME FEATURES

## EXTERIOR

- Hardie plank fiber cement siding and trim
- Low maintenance aluminum and vinyl fascia
- Brick accents (Per Plan)
- Raised panel or louvered vinyl shutters
- Self-sealing 30 year "Architectural" fiberglass shingles
- (1) continuous ridge vent and ventilated soffits
- Low-E white vinyl single hung windows with insulated double pane glass and screens
- White vinyl insulated sliding patio doors with screen (Per Plan)
- Front entry door (Per Plan) (\$3,000 Allowance)
- Schlage or Kwikset handle set lock on front door
- Raised panel steel garage doors
- Raised monolithic slab concrete foundation
- Concrete driveway to street with shell finish (1,500 sq.ft. Allowance)
- Decorative mailbox at curb
- 14'x10' concrete patio or as per plan
- Professional landscape package with irrigation (\$10,000 Allowance)
- Upgraded lot prep allowance (\$5,000 Allowance)

## INTERIOR

- Ceiling heights are 9' high on the first floor and 8' high on the second floor unless otherwise noted on the plans
- Main living areas to have volume ceilings (Per Plan)
- Smooth finish on ceilings
- Rounded sheetrock corners
- Latex semi-gloss finish paint on interior trim
- Latex flat finish paint on all interior walls
- Smooth 8' tall hollow core interior doors (Per Plan)
- 3/4" door casing and 7/4" baseboard
- 5/4" 1-piece crown molding in main living areas
- Flat panel maple cabinets with 42" upper wall cabinets (\$10,000.00 Allowance)
- Granite countertops in kitchen
- Ceramic tile backsplash in kitchen (\$1,200 Allowance including materials and installation)
- Granite countertop in master bath with 4" granite backsplash
- Cultured marble vanity tops with bullnose edging in guest baths
- Ceramic tile or hardwood flooring in the main living areas
- Ceramic tile floors in all baths and laundry room
- Durable carpet with 8 lb pad in all bedrooms, lofts, bonus rooms and stairs
- 52"h 1/4" plate glass mirrors in owners bath

- 42"h 1/4" plate glass mirrors in guest baths (\$3,500 Allowance)
- Brushed nickel levered door handles
- White melamine shelves in master closet and pantry
- Ventilated vinyl coated wire shelving in all other closets
- Garage walls to be smooth finished sheetrock, painted with baseboard trim
- Washer and dryer connections

## PLUMBING

- Decorative 8" spread washerless bath faucets
- Walk-in tile shower in master bath (Per Plan)
- Glass door at master bath shower (Per Plan)
- Fiberglass garden tub in master bath with ceramic tile deck and skirt (Per Plan)
- Fiberglass tub/ shower base with ceramic tile walls in guest baths
- Water saving comfort height toilets with elongated bowl and soft close lid
- 8" deep stainless steel kitchen sink with stainless steel single handle faucet
- Water line for ice maker
- 50 gallon natural gas water heater
- (2) exterior hose bibs

## APPLIANCES

- \$5,000 Allowance for all appliances and installation

## HEATING, AIR CONDITIONING AND VENTILATION

- 14 SEER natural gas HVAC system with programmable thermostat professionally sized for each home
- Bathroom exhaust fans vented to the outside
- Dryer vent to the outside

## ELECTRICAL

- 110 / 220V 200 Amp service with 200 Amp breaker panel box located in garage
- Garage door opener(s) with (2) remotes
- Smoke and carbon monoxide detectors per local building code
- (2) outdoor waterproof receptacles
- Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets
- Ceiling fan pre-wire in great room, bonus room (if applicable) and all bedrooms
- (2) phone jacks
- (4) Cable jacks
- (1) floor outlet
- Decorative lighting/ceiling fan package

## BUILDER FEATURES

- Homeowners manual
- Termite treatment
- Pre-construction orientation with job superintendent
- Pre-drywall walk through with job superintendent
- Pre-occupancy walk through with job superintendent
- 8 year limited residential warranty (RWC) provided with each home

## ALLOWANCES

- Front Door \$3,000
- Cabinets \$10,000
- Appliances \$5,000
- Kitchen Backsplash \$1200 (including materials and installation)
- Lighting/ceiling fans \$3,500
- Concrete driveway 1,500 sq.ft.
- Landscaping / irrigation \$10,000

Subject to change without notice. All options may not be available on all plans. Please consult your sales agent for plan specific options.

10/01/18

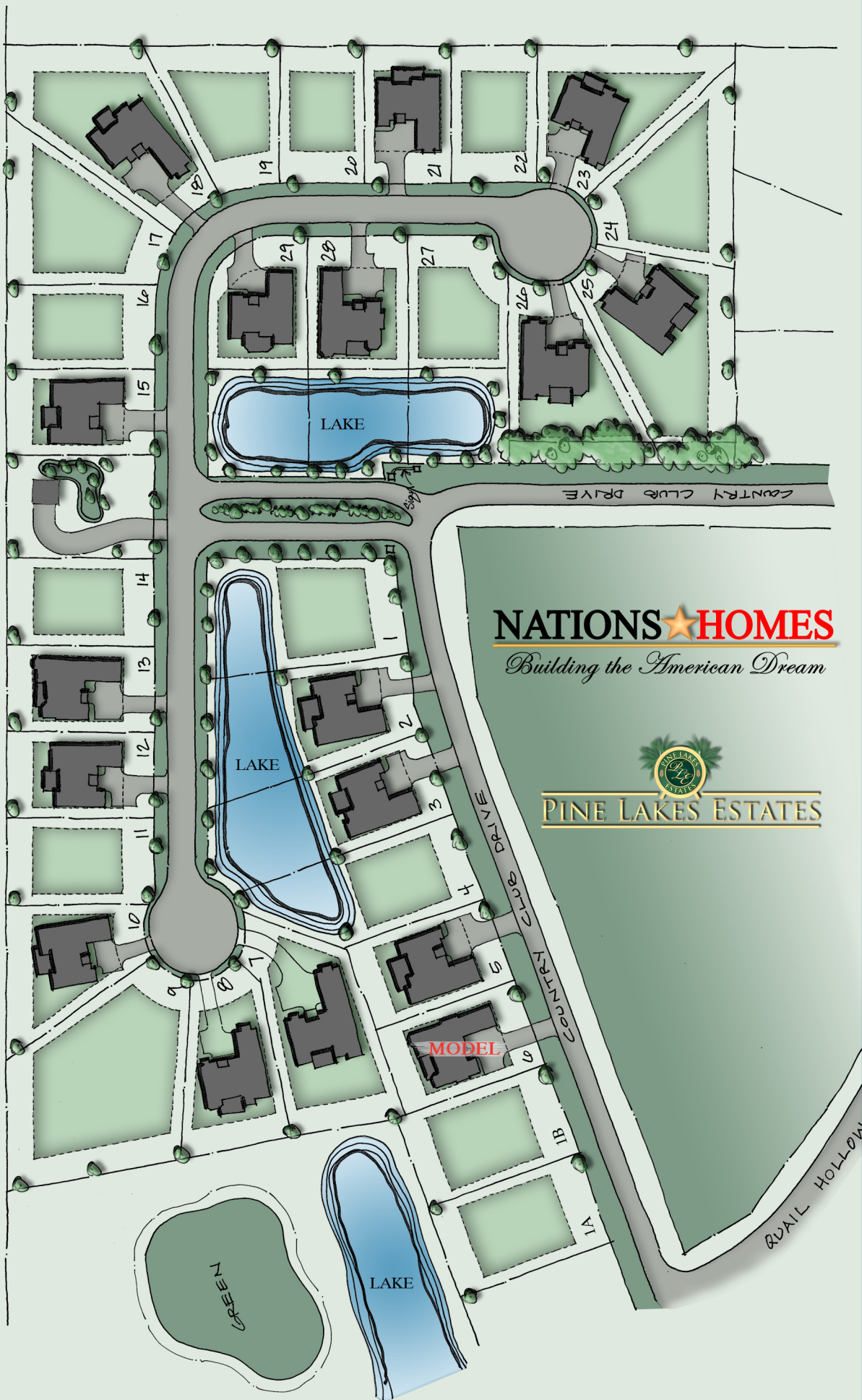
# PINE LAKES ESTATES PRICE LIST

<u>Plan</u>	<u>Heated Square Foot</u>	<u>Base Price</u>
Marion w/ Bonus Room w/out Screened Porch	2075	\$330,744
Brookstone w/ Bonus Room	2204	\$336,504
Inverness	2000	\$355,709
Inverness w/ Bonus Room	2337	\$365,431
Myrtle	2040	\$385,786
Myrtle w/ Bonus Room	2315	\$367,489
Georgetown	2488	\$375,664
Manchester	2373	\$397,800
Manchester w/ Bonus Room	2733	\$407,480
Villa Verona	2244	\$433,818
Villa Verona w/ Bonus Room	2594	\$440,835
Cyprus	2512	\$425,176
San Clemente	2772	\$444,476
Springfield	2766	\$447,303
Pine Lakes	2802	\$464,288
Pine Lakes w/ Bonus Room	3230	\$482,349
Villa Tuscany	2812	\$456,169
Dogwood	2886	\$468,886
Pachino	3398	\$515,935
Paradise	2863	\$582,996

Prices and home plans subject to change without notice prior to execution of contract.  
Price does not include Lot.

11/15/17 \* 7x16x17





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# THE MARION



## 3 BEDROOMS, 2 BATHS

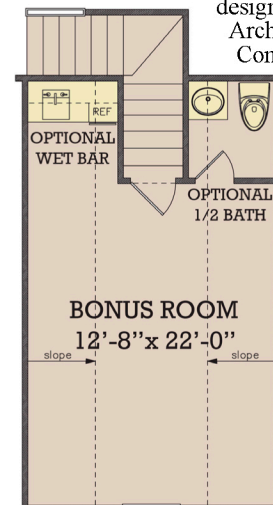
O.D. 45'x67'

First Floor Heated	1,800 sq. ft.
Bonus Room Heated	275 sq. ft.
<b>Total Heated</b>	<b>2,075 sq. ft.</b>
Garage	450 sq. ft.
Covered Entrance	32 sq. ft.
Screened Porch	113 sq. ft.
<b>Total</b>	<b>2,670 sq. ft.</b>
Patio	140 sq. ft.

\* Photos may show features not included in base price. All dimensions and areas are approximate.

\* Conceptual Design - Final design subject to formal Architectural Review Committee Approval

Bonus Room Floor Plan





# THE BROOKSTONE



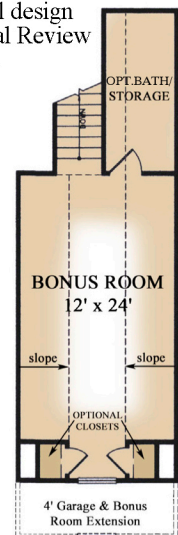
## 3 BEDROOMS, 2 BATHS

O.D. 50'x63'

First Floor Heated	1,813 sq. ft.
Bonus Room Heated	391 sq. ft.
<b>Total Heated</b>	<b>2,204 sq. ft.</b>
Garage	476 sq. ft.
Covered Entrance	30 sq. ft.
<b>Total</b>	<b>2,725 sq. ft.</b>
Patio	140 sq. ft.

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\* OPTIONAL BRICK ON FRONT ELEVATION



# THE INVERNESS



Walk up Storage/  
Optional Bonus Room Floor Plan

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## 3 BEDROOMS, 2 BATHS O. D. 53'-8" x 66'-2"

Heated Area..... 2000 SQ. FT.  
Opt. Bonus Room ..... 337 SQ. FT.  
Total Heated ..... 2,337 SQ. FT.

Garage..... 458 SQ. FT.  
Entry..... 62 SQ. FT.  
Total Area ..... 2,857 SQ. FT.

Patio ..... 204 SQ. FT.

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# THE MYRTLE



OPTIONAL SCREENED PORCH



OPTIONAL CAROLINA ROOM

## Walk up Storage/ Optional Bonus Room Floor Plan

O. D. 50'-0" x 76'-8"

### MYRTLE II

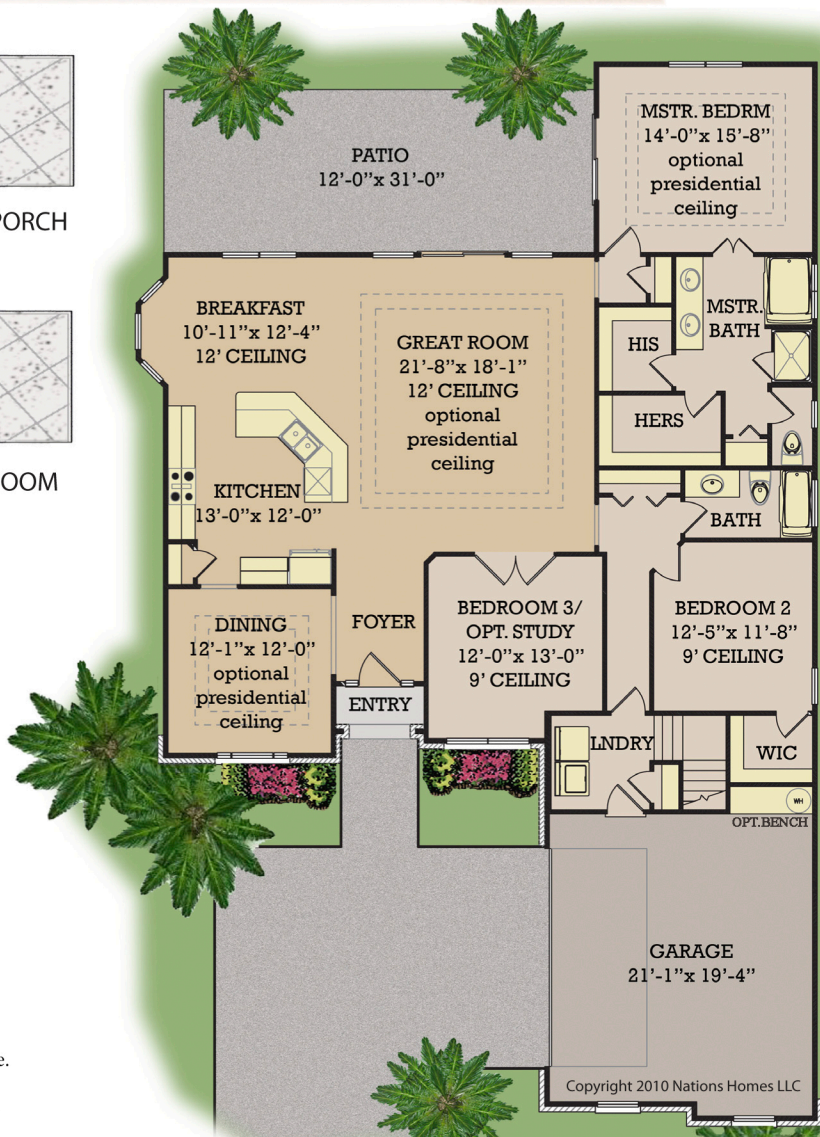
2 Bedrooms, 2 Baths

Heated Area.....	2,040 SQ. FT.
Opt. Bonus Room.....	275 SQ. FT.
Total Heated.....	2,315 SQ. FT.
Garage.....	452 SQ. FT.
Entry.....	24 SQ. FT.
Total Covered Area.....	2,851 SQ. FT.
Patio.....	372 SQ. FT.

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# THE GEORGETOWN



Second Floor Plan



First Floor Plan

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\* OPTIONAL BRICK AND METAL ACCENTS ON FRONT ELEVATION

## 4 BEDROOMS, 2.5 BATHS

O.D. 40'x67'

First Floor Heated	1,352 sq. ft.
Second Floor Heated	1,136 sq. ft.
<b>Total Heated</b>	<b>2,488 sq. ft.</b>
Garage	557 sq. ft.
Covered Entrance	53 sq. ft.
Screened Porch	137 sq. ft.
<b>Total</b>	<b>3,235 sq. ft.</b>
Patio	132 sq. ft.
Deck	251 sq. ft.

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# MANCHESTER

3 BEDROOMS, 2.5 BATHS  
O.D. 60'x78'

First Floor Heated 2,373 sq. ft.  
Opt. Bonus Room Heated 360 sq. ft.

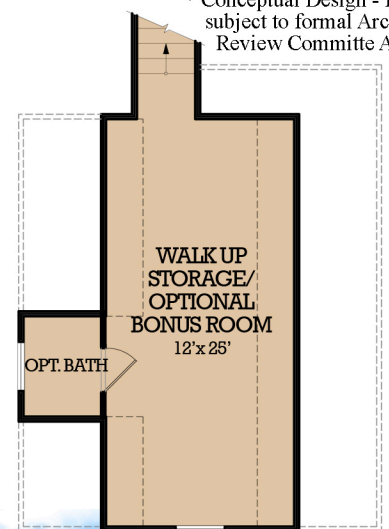
Total Heated 2,733 sq. ft.

Garage 583 sq. ft.  
Covered Veranda 210 sq. ft.  
Covered Entrance 193 sq. ft.

Total 3,719 sq. ft.

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Optional Bonus Room Floor Plan



First Floor Plan



\* OPTIONAL BRICK AND METAL ACCENTS ON FRONT ELEVATION



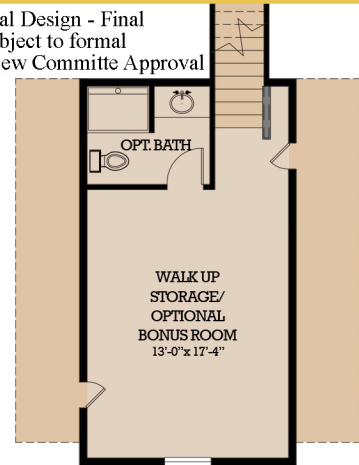
# VILLA VERONA

## 3 BEDROOMS, 3 BATHS O.D. 50'x85'

First Floor Heated	2,244 sq. ft.
Opt. Bonus Room	350 sq. ft.
<b>Total Heated</b>	<b>2,594 sq. ft.</b>
Garage	512 sq. ft.
Covered Entrance	58 sq. ft.
Covered Lanai	350 sq. ft.
<b>Total</b>	<b>3,514 sq. ft.</b>
Opt. Courtyard	425 sq. ft.

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Walk up Storage/  
Optional Bonus Room Floor Plan



First Floor Plan



\* OPTIONAL STUCCO AND STONE ACCENTS  
ON FRONT ELEVATION



# THE CYPRUS



## 3 BEDROOMS, 2.5 BATHS O.D. 61'x72'

First Floor Heated	2,512 sq. ft.
Total Heated	2,512 sq. ft.
Garage	478 sq. ft.
Covered Lanai	234 sq. ft.
Covered Entrance	87 sq. ft.
<b>Total</b>	<b>3,311 sq. ft.</b>

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\* OPTIONAL METAL ROOF WITH  
OPTIONAL STUCCO AND STONE ACCENTS  
ON FRONT ELEVATION

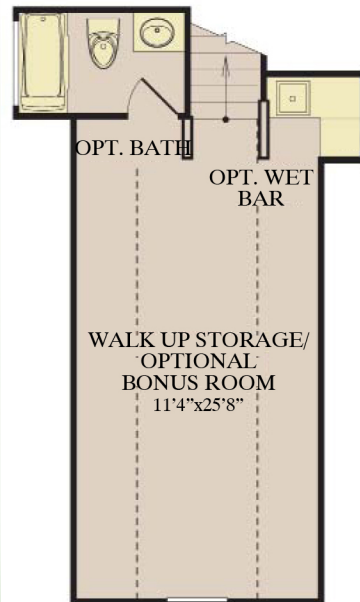




# THE SAN CLEMENTE



First Floor Plan



Walk up Storage/  
Optional Bonus Room  
Floor Plan

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## 3 BEDROOMS PLUS DEN 2-1/2 BATHS

O. D. 65'-5" x 73'-5"

Main Floor Heated Area.....2,772 SQ FT.  
Opt. Bonus Room.....337 SQ FT.  
Covered Lanai.....280 SQ FT.  
Garage.....612 SQ FT.  
Entry.....93 SQ FT.  
Total Area.....4,094 SQ FT.

Patio.....350 SQ FT.

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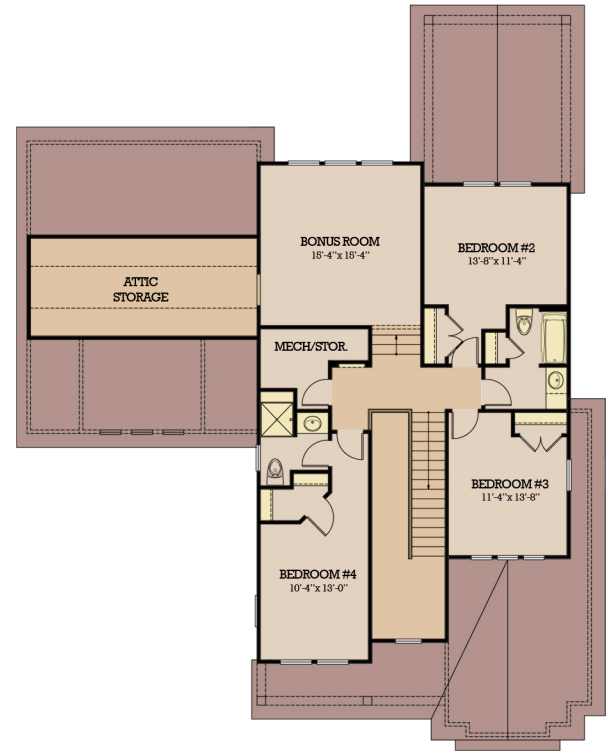


\* OPTIONAL STONE AND STUCCO ACCENTS ON FRONT ELEVATION

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# SPRINGFIELD



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**4 BEDROOMS, 3.5 BATHS**  
O.D. 69'x54'

First Floor Heated	1,485 sq. ft.
Second Floor Heated	1,281 sq. ft.
<b>Total Heated</b>	<b>2,766 sq. ft.</b>
Garage	616 sq. ft.
Covered Veranda	224 sq. ft.
Covered Porch	111 sq. ft.
<b>Total</b>	<b>3,717 sq. ft.</b>
Patio	228 sq. ft.

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\* OPTIONAL SHAKE AND METAL ACCENTS ON FRONT ELEVATION WITH OPTIONAL DECORATIVE BRACKETS AND GARAGE TRELLIS



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# PINE LAKE



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Main Floor Plan



Walk up Storage/  
Optional Bonus Room Floor Plan

## 4 BEDROOMS, 4 BATHS

Heated Main Floor	2,802 sq. ft.
Opt. Bonus Room	428 sq. ft.
<b>Total Heated</b>	<b>3,230 sq. ft.</b>
Garage	673 sq. ft.
Covered Entry	74 sq. ft.
Screened Lanai	325 sq. ft.
<b>Total Under Roof</b>	<b>4,302 sq. ft.</b>
Patio	230 sq. ft.

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# THE TUSCANY



First Floor Plan

3 BEDROOMS, 2.5 BATHS  
O.D. 83'x53'

First Floor Heated 2,577 sq. ft.  
Opt. Bonus Room Heated 476 sq. ft.

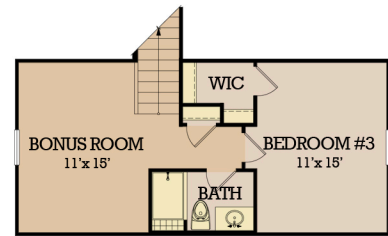
Total Heated 3,053 sq. ft.

Garage 549 sq. ft.  
Covered Loggia 306 sq. ft.  
Covered Entrance 72 sq. ft.

Total 3,980 sq. ft.

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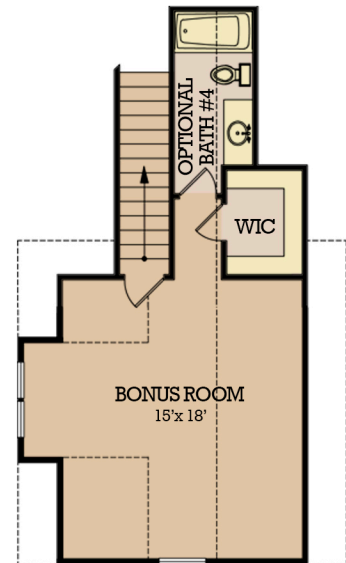
Optional Bonus Room Floor Plan



\* OPTIONAL STUCCO AND BRICK ACCENTS ON FRONT ELEVATION



# DOGWOOD



\* Conceptual Design - Final design subject to formal Architectural Review Committee Approval

<b>4 BEDROOMS, 4.5 BATHS</b>	
<b>O.D. 56'x74'</b>	
First Floor Heated	2,410 sq. ft.
Bonus Room Heated	476 sq. ft.
<b>Total Heated</b>	<b>2,886 sq. ft.</b>
Garage	448 sq. ft.
Screened Porch	209 sq. ft.
Covered Entrance	38 sq. ft.
<b>Total</b>	<b>3,581 sq. ft.</b>



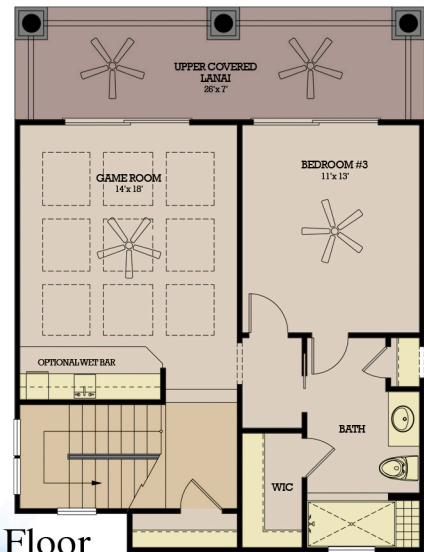


# THE PACHINO



First Floor

3 BEDROOMS, 4 BATHS	
O.D. 63'x95'	
First Floor Heated	2,752 sq. ft.
Second Floor Heated	646 sq. ft.
Total Heated	3,398 sq. ft.
Garage	574 sq. ft.
Opt. Screened Lanai	286 sq. ft.
Entry Porch	67 sq. ft.
Upper Cov.Lanai	191 sq. ft.
Total	4,516 sq. ft.



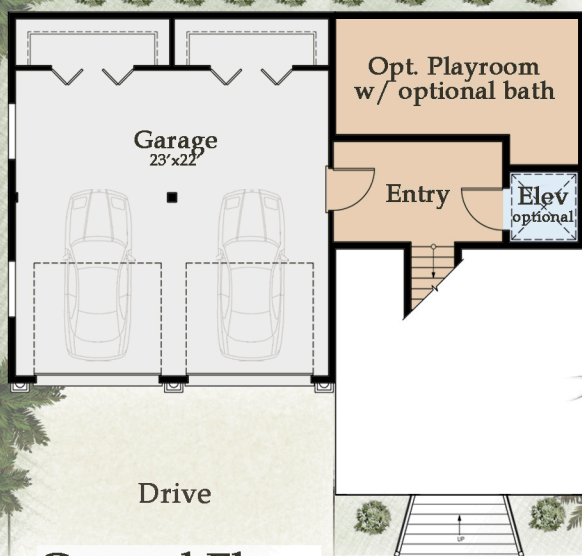
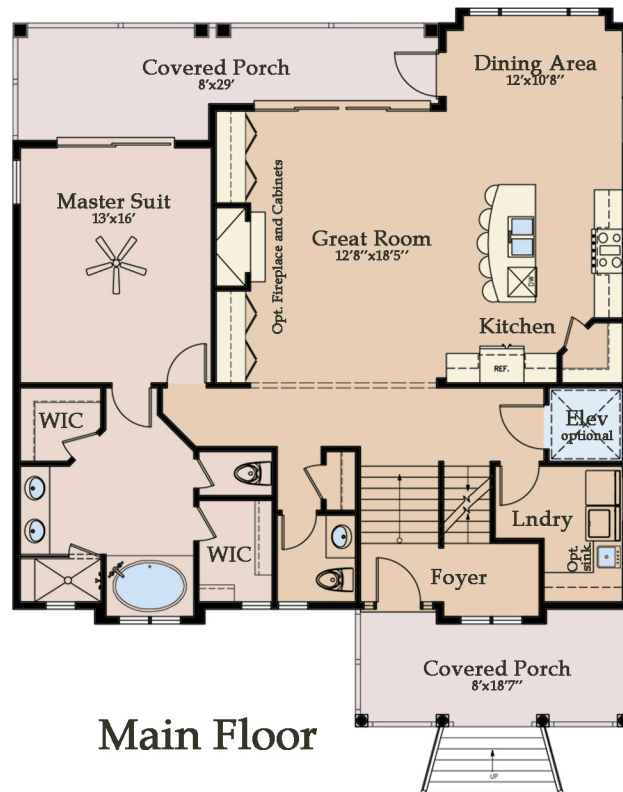
Second Floor

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# PARADISE



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AREAS	
Main Floor Heated	1,508 sf
Top Floor Heated	1,159 sf
Ground Floor Heated	104 sf
Total Heated	2,771 sf
Main Level Covered Front Porch	136 sf
Main Level Covered Rear Deck	192 sf
Top Floor Covered Porch	120 sf
Ground Level Garage and Storage	1,150 sf
Total Unheated	1,478 sf
Total Under Roof	4,249 sf



\* OPTIONAL METAL ROOF WITH OPTIONAL SHAKE, STONE AND STUCCO ACCENTS ON FRONT ELEVATION

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