

WILD WING PLANTATION



Plantation Lakes

## 3000 SERIES HOUSE PLANS



**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*





# 3000 SERIES PRICE LIST

<u>Plan</u>	<u>Heated Square Foot</u>	<u>Base Price</u>
Marion II* (sp)	2075	\$ 330,739
Inverness III*	2180	\$ 335,883
Brookstone I	1800	\$ 311,932
Brookstone II*	2204	\$ 343,774
Georgetown I	2013	\$ 335,108
Georgetown II*	2205	\$ 337,533
Myrtle II*	2375	\$ 351,110
Jamestowne I (sp)	1942	\$ 336,137
Jamestowne II* (sp)	2423	\$ 371,581
Manchester I - Low Country (sp)	2165	\$ 350,695
Manchester II* - Traditional (sp)	2410	\$ 370,819
Carolina - Low Country	2473	\$ 357,592
Cambridge II* (sp)	3028	\$ 420,388

\* - Indicates plan has finished bonus room in base price

(sp) - Indicated screen porch in base price

Prices subject to change without notice prior to execution of contract.

Home plans are a Conceptual Design - Final Design subject to formal Architectural Review Committee Approval.

Price does not include Lot.

08/07/18 \* 16/7

# 3000 SERIES CUSTOM HOME FEATURES

## **EXTERIOR**

- Fiber cement siding
- Low maintenance aluminum and vinyl fascia, soffit and trim
- Brick accents on front elevation (optional)
- Raised panel or louvered vinyl shutters
- Self-sealing 30 year "Architectural" fiberglass shingles with metal accents
- 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 screens (Per Plan)
- 6'8" high front entry door (Per Plan)
- Handle set lock on front door
- Raised panel steel garage doors
- Monolithic concrete foundation
- Concrete driveway to street (1,500 sq.ft. Allowance)
- 14'x10' concrete patio or as per plan
- Decorative mailbox at curb
- Professional landscape package (\$10,000 Allowance)
- Upgraded lot prep allowance (\$5,000 Allowance)

## **INTERIOR**

- Ceiling heights are 9' on the first floor and 8' 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 skin 6'8" high 2-panel interior doors
- 3¼" door casing and 5¼" baseboard
- 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 and master bath with 4" granite backsplash
- White cultured marble countertops in guest baths

- Ceramic tile or hardwood flooring in the main living areas
- Ceramic tile in all baths and laundry room
- Durable carpet with 8 lb pad in all bedrooms, lofts, bonus rooms and stairs
- 52"h ¼" plate glass mirrors in owners bath
- 42"h ¼" plate glass mirrors in guest baths
- Brushed nickel lever door handles
- Ventilatted vinyl coated wire shelving in all closets
- Garage walls to be sheetrocked, trimmed and painted
- Washer and dryer connections

## **PLUMBING**

- Decorative bath faucets with 8" spread
- Ceramic tile shower walls in master bath
- 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 in guest baths
- Water saving comfort height toilets with elongated bowl
- 8" deep stainless steel kitchen sink with stainless steel single handle faucet
- Water line for ice maker
- 50 gallon electric water heater
- (2) exterior hose bibs

## **APPLIANCES**

- Whirlpool appliances (\$3,500 Allowance)
- Energy Star, multi-cycle dishwasher
- Free standing electric ceramic top range
- Microwave hood combo
- 1/3 HP in-sink disposer

## **HEATING, AIR CONDITIONING AND VENTILATION**

- Lennox 14 SEER HVAC system 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 operator
- 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 and bedrooms
- (2) phone/internet jacks
- (4) cable jacks
- (1) floor outlet
- Decorative lighting/ceiling fan package (\$3,500 Allowance)
- (25) LED recessed can lights with trim

## **BUILDER FEATURES**

- Homeowner 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**

- Permits / Impact fees \$5,000
- Lot prep \$5,000
- Cabinets \$10,000
- Appliances \$3,500
- Lighting/ceiling fans \$3,500
- Concrete driveway / walks 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.

08/23/18





Shown with optional brick



## THE MARION II

O. D. 45'-0" x 67'-0"

### MARION II

3 Bedrooms, 2 Baths

Heated Area.....	1,800 SQ. FT.
Bonus Room.....	275 SQ. FT.
Total Heated.....	2,075 SQ. FT.
Garage.....	450 SQ. FT.
Entry.....	32 SQ. FT.
Screen Porch.....	113 SQ. FT.
Total Covered Area.....	2,670 SQ. FT.
Patio.....	140 SQ. FT.



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

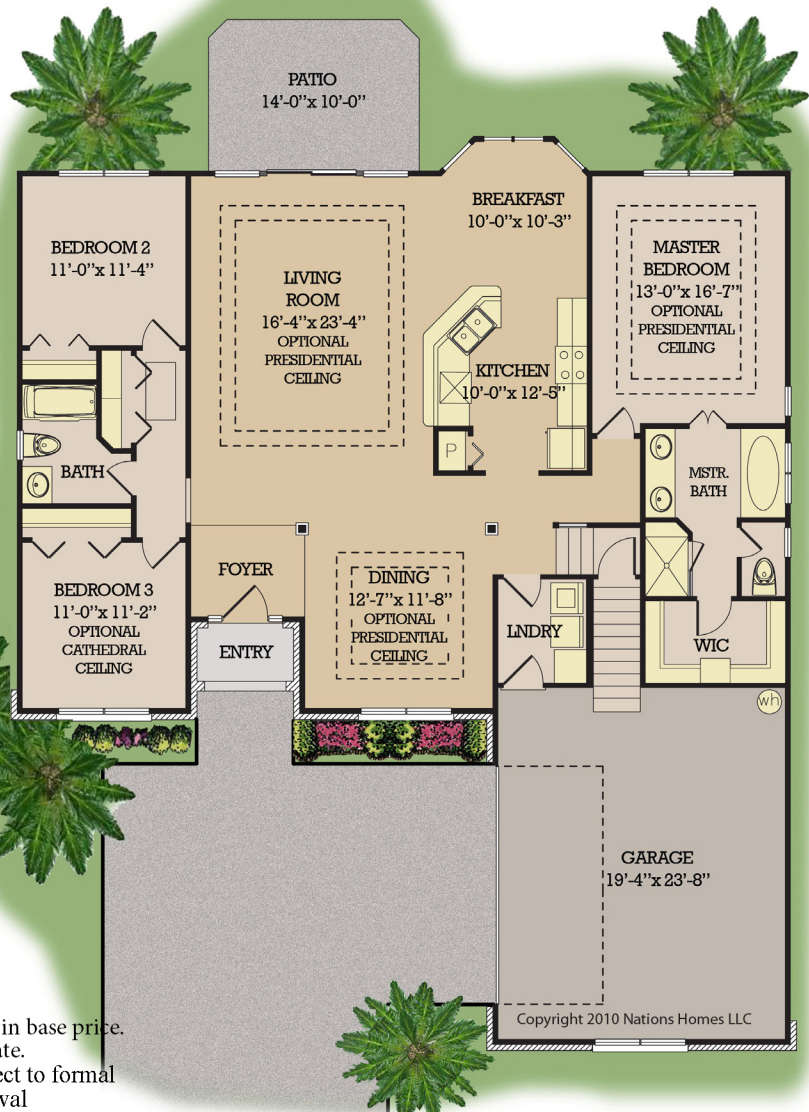
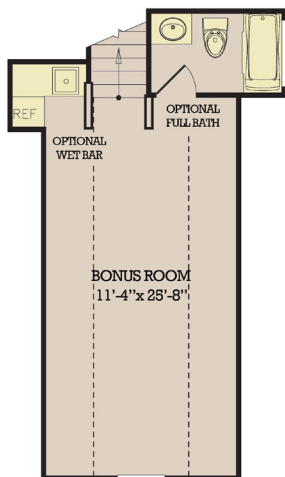
\* Conceptual Design - Final design subject to formal  
Architectural Review Committee Approval

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Shown with optional stone and stucco



## THE INVERNESS III

O. D. 52'-0" x 58'-9"

### INVERNESS III

3 Bedrooms, 2 Baths

Heated Area.....1,887 SQ. FT.  
 Bonus Room.....293 SQ. FT.  
 Total Heated.....2,180 SQ. FT.

Garage.....477 SQ. FT.  
 Entry.....28 SQ. FT.  
 Total Covered Area.....2,685 SQ. FT.

Patio.....140 SQ. FT.



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Shown with optional brick

## THE BROOKSTONE I

O. D. 50'-0" x 59'-0"

### BROOKSTONE I

3 Bedrooms, 2 Baths

Heated Area.....	1,800 SQ. FT.
Garage.....	434 SQ. FT.
Entry.....	45 SQ. FT.
Total Covered Area.....	2,249 SQ. FT.
Patio.....	135 SQ. FT.

Includes Side Load Garage as shown on Elevation



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Shown with optional brick



## THE BROOKSTONE II

O. D. 50'-0" x 63'-0"

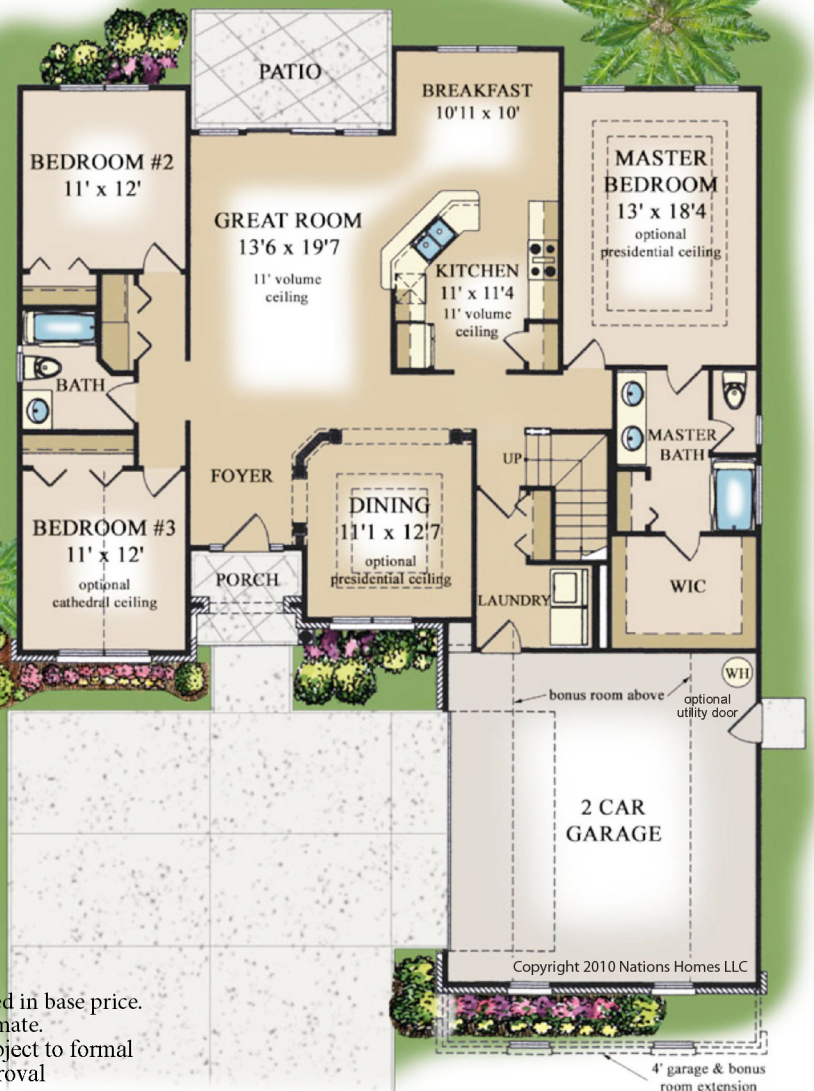
### BROOKSTONE II

3 Bedrooms, 2 Baths

Heated Area.....1,813 SQ FT.  
 Bonus Room.....391 SQ FT.  
 Total Heated.....2,204 SQ FT.

Garage.....476 SQ FT.  
 Entry.....30 SQ FT.  
 Total Covered Area.....2,725 SQ FT.

Patio.....140 SQ FT.



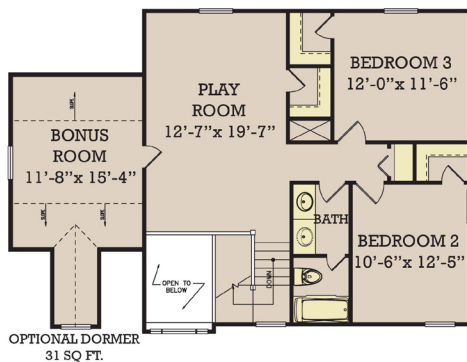
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Shown with optional brick and stone

## SECOND FLOOR



## GEORGETOWN II

(Includes 192 SQ. FT. Bonus Room)  
TOTAL HEATED AREA: 2205 SQ. FT.

# THE GEORGETOWN

O. D. 41'-6" x 55'-8"

## GEORGETOWN

3 Bedrooms, 2 - 1/2 Baths

First Floor Heated Area.....1,268 SQ. FT.

Second Floor Heated Area.....745 SQ. FT.

Total Heated.....2,013 SQ. FT.

Garage.....470 SQ. FT.

Entry.....30 SQ. FT.

Total Covered Area.....2,513 SQ. FT.



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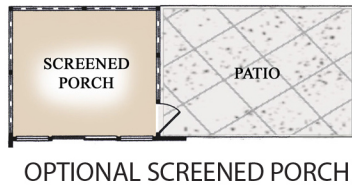
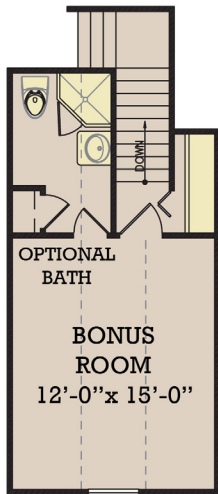


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Shown with optional brick and stucco



## THE MYRTLE II

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

### MYRTLE

2 Bedrooms, 2 Baths

Heated Area.....	2,040 SQ. FT.
Bonus Room.....	335 SQ. FT.
Total Heated.....	2,375 SQ. FT.
Garage.....	452 SQ. FT.
Entry.....	24 SQ. FT.
Total Covered Area.....	2,851 SQ. FT.
Patio.....	216 SQ. FT.



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## THE JAMESTOWNE I

O. D. 51'-7" x 69'-8"

### JAMESTOWNE I

3 Bedrooms, 2 Baths

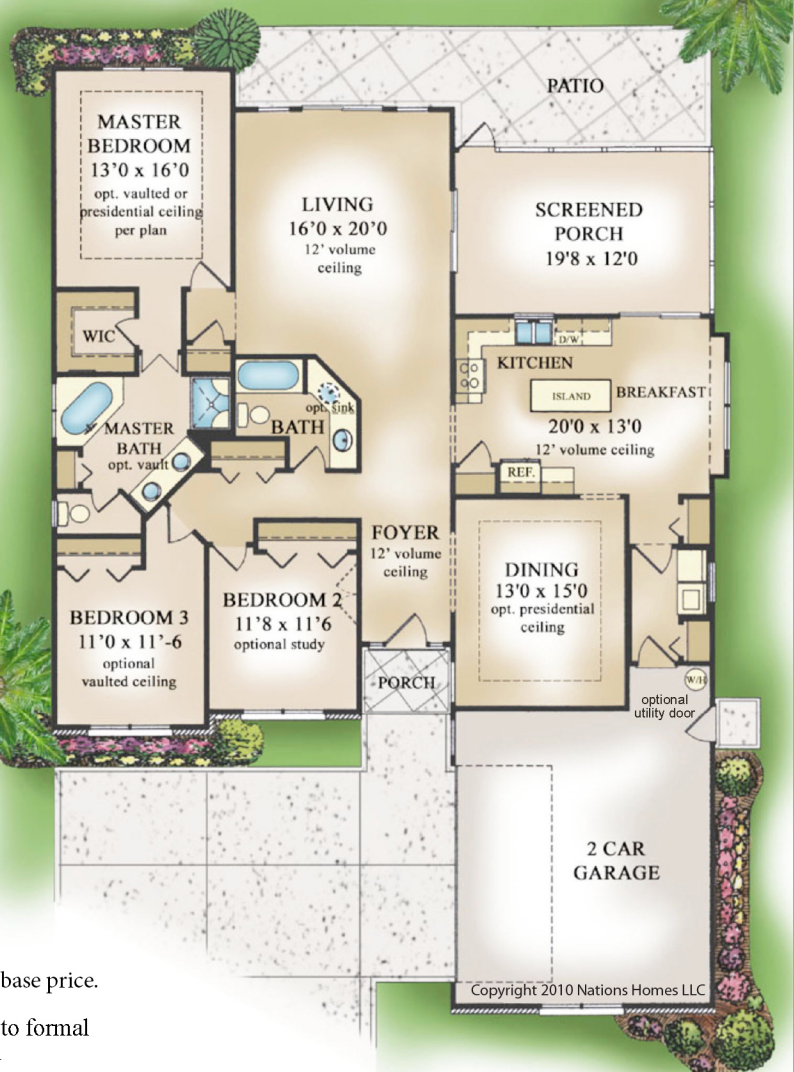
Heated Area.....1,942 SQ. FT.

Garage.....471 SQ. FT.

Screened Porch.....247 SQ. FT.

Total Covered Area.....2,660 SQ. FT.

Patio.....267 SQ. FT.



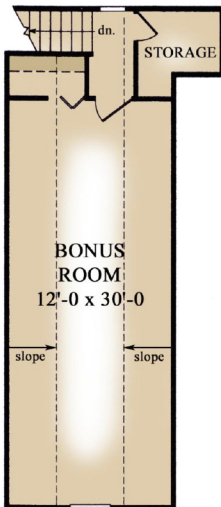
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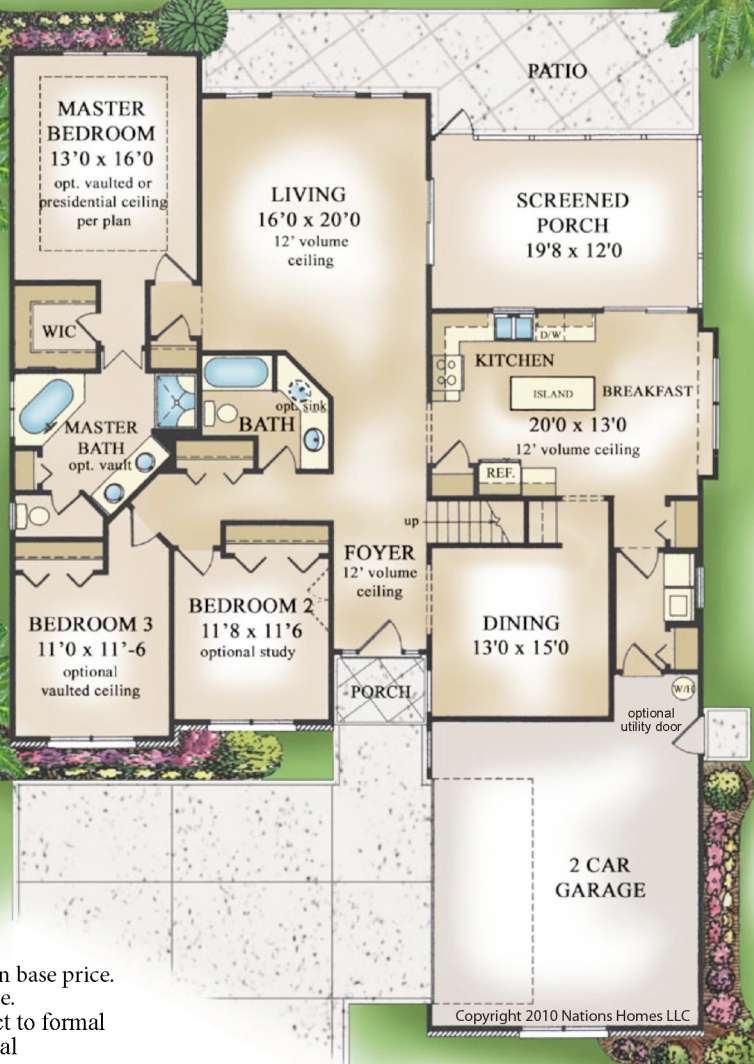
## THE JAMESTOWNE II

O. D. 51'-7" x 69'-8"

### JAMESTOWNE II

3 Bedrooms, 2 Baths

Heated Area.....	1,942 SQ. FT.
Bonus Room.....	481 SQ. FT.
Total Heated.....	2,423 SQ. FT.
Garage.....	471 SQ. FT.
Screen Porch.....	247 SQ. FT.
Total Covered Area.....	3,141 SQ. FT.
Patio.....	267 SQ. FT.



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## THE MANCHESTER I LOW COUNTRY

O. D. 60'-0" x 68'-0"

### MANCHESTER I LOW COUNTRY 3 Bedrooms, 2 - 1/2 Baths

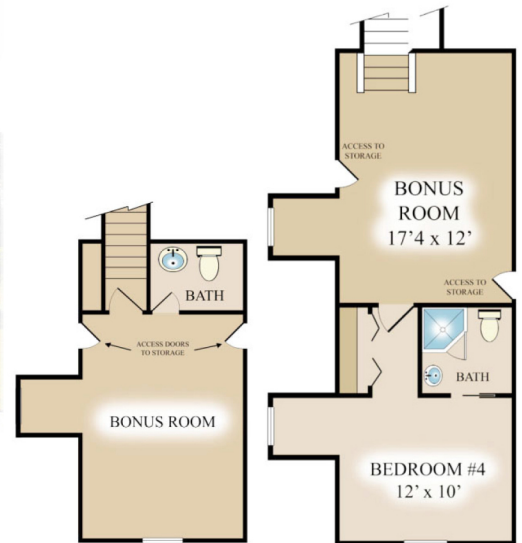
Heated Area.....	2,165 SQ. FT.
Front Porch.....	54 SQ. FT.
Garage.....	505 SQ. FT.
Screened Porch.....	175 SQ. FT.
Total Covered Area.....	2,899 SQ. FT.
Patio.....	315 SQ. FT.

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Shown with optional brick and raised foundation



BONUS ROOM  
WITH OPTIONAL  
BATH

BONUS ROOM &  
BEDROOM WITH  
3-CAR GARAGE

## THE MANCHESTER II TRADITIONAL

O. D. 60'-0" x 68'-0"



### MANCHESTER II TRADITIONAL 3 Bedrooms, 2 - 1/2 Baths

First Floor Heated Area.....2,170 SQ FT.  
Bonus Room.....240 SQ FT.  
Total Heated.....2,410 SQ FT.

Garage.....505 SQ FT.  
Entry.....54 SQ FT.  
Screen Porch.....175 SQ FT.  
Total Covered Area.....3,144 SQ FT.

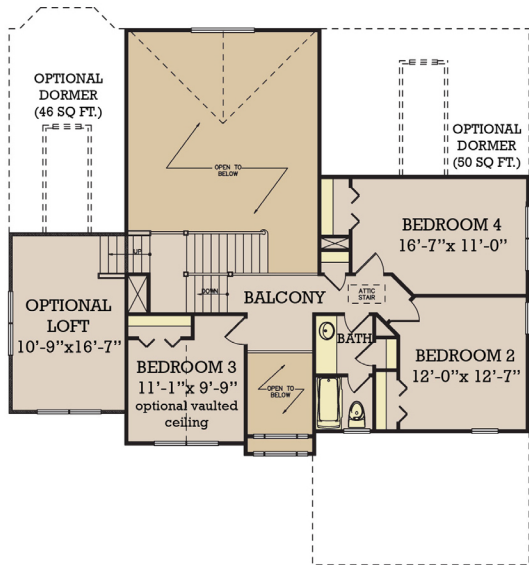
Patio.....315 SQ FT.

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Shown with optional brick



SECOND FLOOR

## THE CAROLINA LOW COUNTRY

O. D. 50'-0" x 53'-0"

### CAROLINA LOW COUNTRY

2 Bedrooms, 2 Baths

1st Floor Heated Area.....1,738 SQ. FT.  
2nd Floor Heated Area.....735 SQ. FT.  
Total Heated.....2,473 SQ. FT.

With Optional Bonus Room  
189 SQ. FT. Heated Area.....2,662 SQ. FT.

Garage.....429 SQ. FT.  
Entry Porch.....176 SQ. FT.  
Total Covered Area.....3,078 SQ. FT.

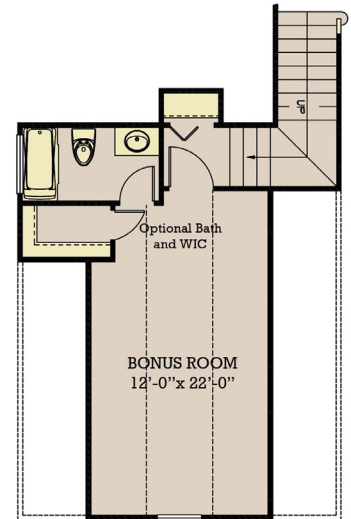
Patio.....192 SQ. FT.  
Optional 3rd Car Garage.....245 SQ. FT.



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Shown with optional brick



BONUS ROOM WITH  
OPTIONAL BATH



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## THE CAMBRIDGE II

O. D. 61'-2" x 71'-10"

### THE CAMBRIDGE II

3 Bedrooms, 2 - 1/2 Baths

First Floor Heated Area.....	2,612 SQ. FT.
Bonus Room.....	416 SQ. FT.
Total Heated.....	3,028 SQ. FT.
Garage.....	582 SQ. FT.
Screened Porch.....	273 SQ. FT.
Entry.....	49 SQ. FT.
Total Covered Area.....	3,932 SQ. FT.
Patio.....	187 SQ. FT.

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