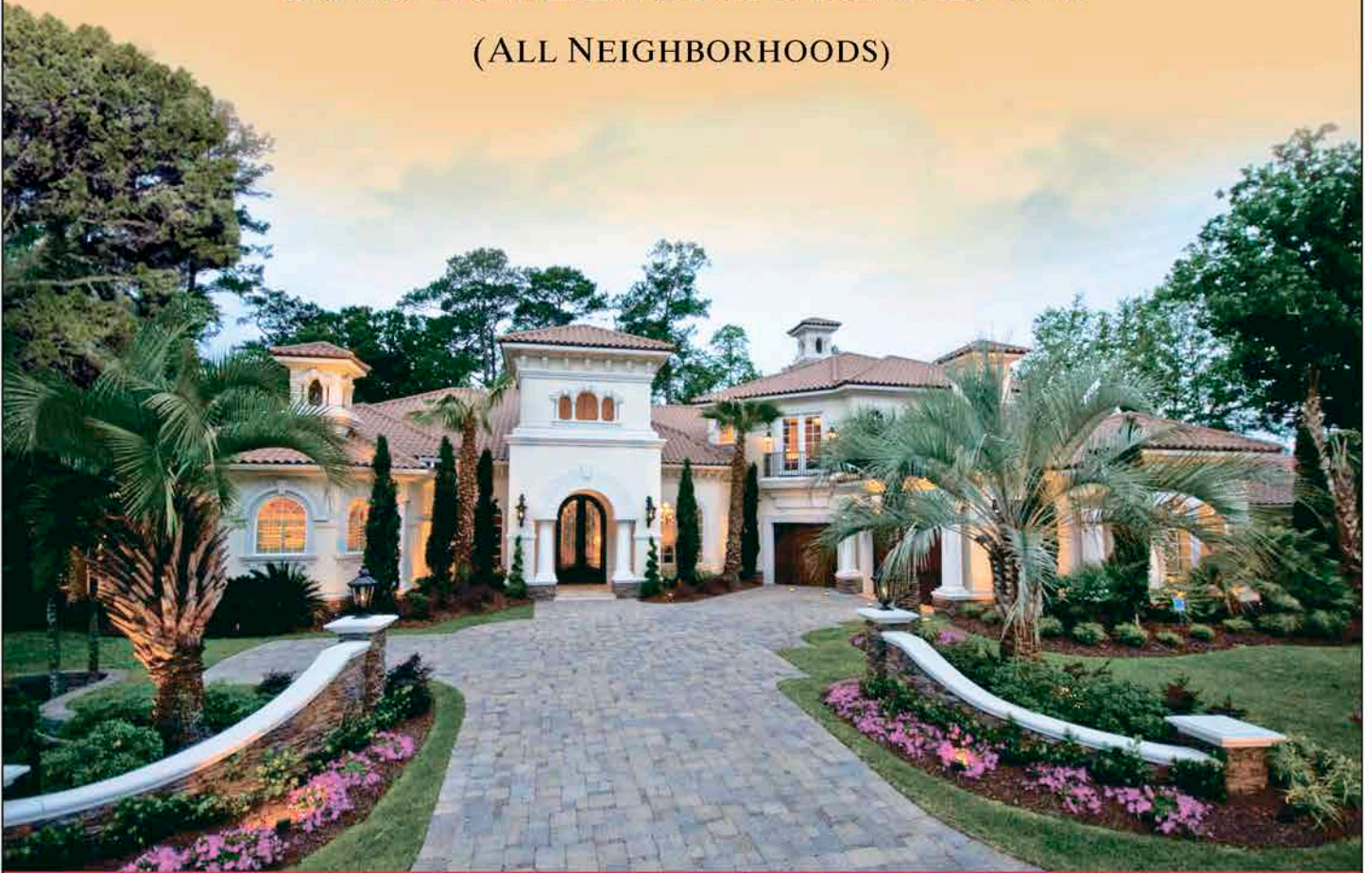




Grande Dunes

5000 SERIES HOUSE PLANS

(ALL NEIGHBORHOODS)



NATIONS★HOMES II
Building the American Dream

MYRTLE BEACH, SOUTH CAROLINA

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

WWW.NATIONS-HOMES.COM

OUR STORY

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.

"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



5000 SERIES PRICE LIST

Courtyard House Price List

Plan	Heated Square Feet	Square Feet Under Roof	Base Price
Inverni	2000	2520	\$508,240
The Valencia	2207	2988	\$552,479
Villa Verona "Courtyard"	2244	3514	\$585,433
Villa Naples	2556	3429	\$603,116
Villa Tuscany "Courtyard"	2812	3494	\$610,686

Value Series House Price List

Plan	Heated Square Feet	Square Feet Under Roof	Base Price
Inverni	2000	2520	\$482,005
The Valencia	2207	2988	\$534,008
Villa Verona "Courtyard"	2244	3514	\$557,093
Villa Naples	2556	3429	\$581,240
Villa Tuscany "Courtyard"	2812	3494	\$589,333

Note: Courtyard corner lots will have a \$2,500.00 landscape premium

Note: Privacy walls attached to common walls not included

Golf Course House Price List

Plan	Heated Square Feet	Square Feet Under Roof	Base Price
Inverni	2000	2520	\$576,593
Marcello	2205	3015	\$616,135
The Valencia	2207	2988	\$621,192
Pasadena	2410	3412	\$639,123
Cyprus	2512	3311	\$652,195
Villa Verona "Courtyard"	2244	3514	\$654,146
Villa Trento	2722	3755	\$670,372
San Clemente	2772	3757	\$671,369
Villa Naples	2556	3429	\$671,829
Villa Tuscany "Courtyard"	2812	3494	\$680,612
Vencenzo	2719	4218	\$678,856
Villa Tramonti	2873	4187	\$692,133
Santorini	3133	4221	\$733,967
Torino	3059	4342	\$745,285
Pachino	3422	4641	\$767,493

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

6/27/2016

CUSTOM HOME FEATURES

EXTERIOR

- Stucco Exterior with Ten Year "Warranty"
- Stucco Details per plan
- Stucco Fascia and Soffit
- Mediterranean – Style Tile Roof
- Maintenance Free Vinyl Windows with Insulated double pane Low E Glass
- Covered Entry Tower
- 8' High Double Entry Door Allowance \$2,500.00
- R-38 Insulation in Ceilings
- R-19 Insulation in exterior Walls
- Raised Panel Steel Garage Door
- 1500 square foot Concrete Paver Drive and Front Walkway
- Pavers on Front Entry and Lanai
- Grande Dunes Properties Approved Mailbox
- Professionally Designed Landscaping Package with Irrigation Allowance \$15,000.00 Courtyard/ \$18,000 Golf Course
- 2x6 Exterior Walls

INTERIOR

- Living Area to Have Volume Ceiling Heights with Presidential Ceilings per Plan
- 7" 2-Piece Crown Molding in Great Room, Dining, Kitchen, Foyer and adjacent Hallways
- Smooth 2-panel "Roman" 8' Tall Hollow Core Interior Doors
- Décor Switches
- Smooth Finish on All Ceilings, Rounded Corners
- Latex flat Finish Paint on all Interior walls
- Latex semi-gloss finish paint on interior trim
- 3 ½" (RB3) Casing and 7 ¼" Baseboards
- Raised Panel Maple Cabinets with 42" Upper Cabinets and Soft Close Drawers \$15,000 Allowance
- Granite Counter Tops in Kitchen & Master Bath
- Ceramic Tile Back Splash in Kitchen \$10.00 per Square Foot Allowance (Labor and Material)
- 20 x 20 Ceramic Tile in Main Living Areas, Bathrooms and Laundry \$5.85

per Square Foot (Labor and Material)

- Durable Wall to Wall Carpet with 7lb pad in all Bedrooms \$20 per Square Yard (Labor and Material)
- Bathroom Mirrors cased with Decorative Trim
- Brushed Nickel or Oil Rubbed Bronze Levered Door Handles
- Wood shelving in Master closet & Pantry
- Vinyl Coated Free Slide Wire Shelving in Bedrooms & Linen Closets
- Garage Walls to be Smooth Finished Sheetrock, Painted with Baseboard Trim
- Washer and Dryer Connections
- Pull Down Stairway to Light Attic Storage

PLUMBING

- Master Bath to have a Dropped Tiled Shower and Tiled Tub Deck
- Guest Baths to have a Fiberglass Tub Base with Ceramic Tile Walls
- Moen Brantford Brushed Nickel or Oil Rubbed Bronze Washerless Faucets or Equivalent
- Water line for ice maker
- 50 Gallon Electric Water Heater
- 3 exterior hose bibs
- 8" Deep Stainless Steel Kitchen Sink
- Cultured Marble Vanity Tops with Bullnose edging in Guest Baths
- Comfort Height Water Closets with Elongated Bowl and Soft Close Lids

APPLIANCES

- Stainless Steel under counter dishwasher
- 1/3 HP disposal
- 36" Stainless Steel Electric or gas Cook top with 36" Stainless Steel Hood
- Stainless Steel Built-in Wall Oven/ Microwave
- Stainless Steel 25 cubic foot, side-by-side refrigerator
- \$9,000 Allowance for all Appliances and Installation

HVAC

- Bryant (or equal) 15 SEER HVAC system with programmable thermostat professionally sized for each home
- Bathroom exhaust fans vented to the outside
- Dryer Vent to the outside

ELECTRIC

- 120/240 V 200 Amp (or larger) service with 200 amp breaker panel box located in garage
- Decorative Lighting and Ceiling Fan Package – \$5,000.00 Allowance
- (35) Recessed Can Lights with Trim
- Prewire for Ceiling Fan in all Bedrooms and Family room
- Garage door opener w/ (2) remotes – Sized per plan
- Smoke detectors per local building code
- (2) outdoor waterproof receptacles
- Ground fault circuit interrupter on designated kitchen, bath, and outside electrical outlets
- Basic Security System – All Doors Contacted, 2 Motion Detectors, and 2 Keypads
- Structured Wiring Panel Located in Garage (TV in each Bedroom and Great Room)

INCLUDED FEATURES

- Sealed Architectural Plans
- Sealed Truss Plans and Engineering
- All Building Permit Fees
- Water and Sewer Tap Fees
- All ARC Fees
- Preliminary Surveying and As-built Surveys
- Builders Risk Insurance for Home Owner
- 1 Year limited builder warranty
- 8-year RWC warranty or Equivalent
- \$5000 Site Prep. ALLOWANCE

*Features subject to change without notice.

06-27-16

THE INVERNI I & II



*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

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

Heated Area..... 2000 SQ FT.
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.

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



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VILLA MODENA



*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

O.D. 50' x 85'

Main house heated 1864
Cabana.....291
Total heated..... 2155

Garage.....592
Covered lanai.....566
Entry.....66
Total under roof 3379

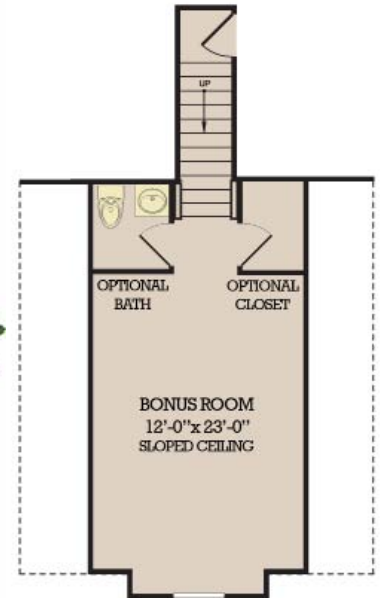
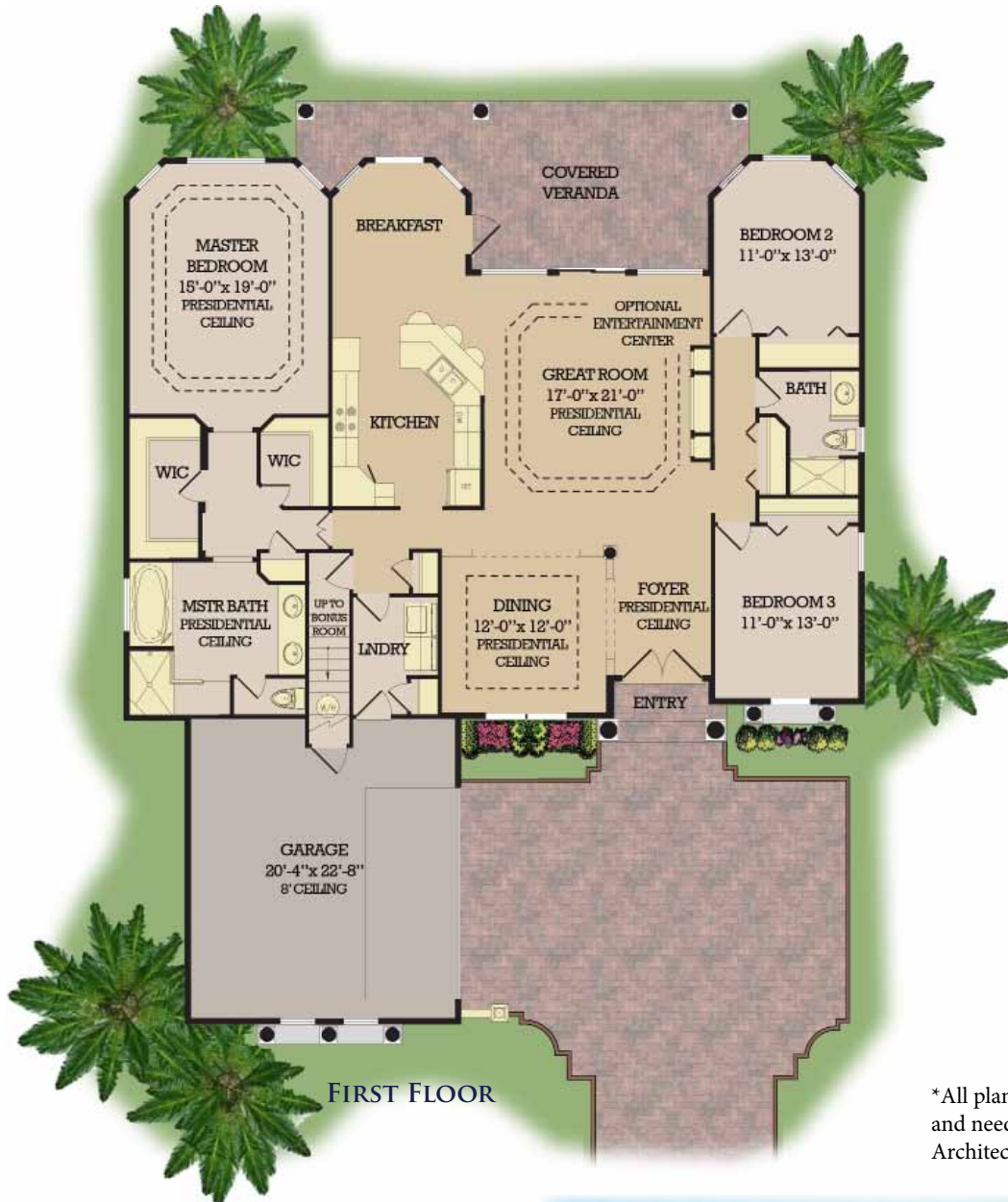
Courtyard570

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THE MARCELLO I & II



BONUS ROOM
(MARCELLO II ONLY)

*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

3 BEDROOMS, 2 BATHS O. D. 56'-0" x 67'-0"

Heated Area..... 2,205 SQ. FT.
Bonus Room 276 SQ. FT.
Total Area 2,481 SQ. FT.

Covered Veranda 318 SQ. FT.
Garage..... 482 SQ. FT.
Entry..... 36 SQ. FT.
Total Area 3,291 SQ. FT.

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

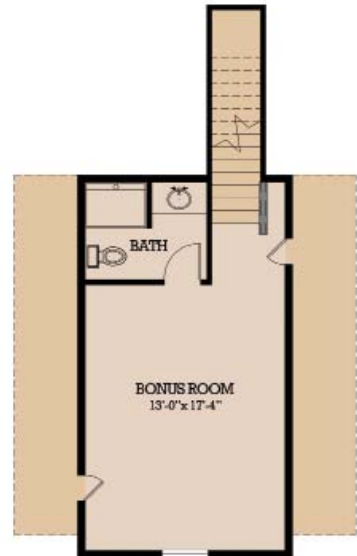


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VILLA VERONA



FIRST FLOOR



SECOND FLOOR

*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

O.D. 50' x 85'

Main house heated	1944
Cabana.....	300
Bonus.....	350
Total heated.....	2594
Garage.....	512
Covered lanai.....	350
Entry.....	58
Total under roof	3514
Courtyard	425

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



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THE PASADENA I & II



BONUS ROOM
(PASADENA II ONLY)

*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

3 BEDROOMS, 2-1/2 BATHS O. D. 62'-0" x 82'-6"

Heated Area..... 2,410 SQ. FT.
Bonus Room 315 SQ. FT.
Total Heated 2,725 SQ. FT.

Covered Lanai 270 SQ. FT.
Sreened Porch..... 175 SQ. FT.
Garage..... 553 SQ. FT.
Entry..... 54 SQ. FT.
Total Area 3,777 SQ. FT.

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THE CYPRUS



*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

3 BEDROOMS, 2-1/2 BATHS O. D. 61'-0" x 72'-0"

Heated Area..... 2,512 SQ FT.
Covered Lanai 234 SQ FT.
Garage..... 478 SQ FT.
Entry..... 87 SQ FT.
Total Area 3,311 SQ FT.

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



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VILLA NAPLES



3 BEDROOMS, 3 BATHS

1-1/2 BATH

O. D. 82'-0" x 50'-0"

First Floor Heated Area 2,556 SQ FT.

Total Heated 2,556 SQ FT.

Covered Lanai 288 SQ FT.

Garage..... 555 SQ FT.

Entry..... 30 SQ FT.

Total Area 3,429 SQ FT.

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

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THE VENCENZO



3 BEDROOMS, 2-1/2 BATHS
O. D. 58'-11" X 92'-5"

Heated Area..... 2,719 SQ. FT.
Total Heated 2,719 SQ. FT.

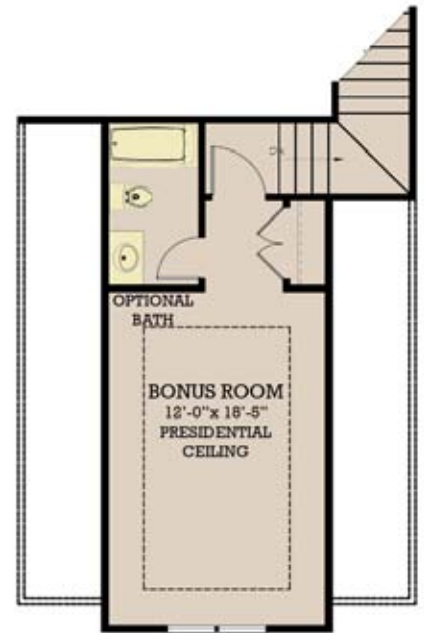
Covered Lanai 485 SQ. FT.
Garage..... 604 SQ. FT.
Entry..... 40 SQ. FT.
Total Area 3,848 SQ. FT.

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



NATIONS★HOMES II
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THE VENCENZO II



BONUS ROOM

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3 BEDROOMS, 2-1/2 BATHS O. D. 58'-11" X 92'-5"

Heated Area..... 2,719 SQ FT.
Bonus Room 370 SQ FT.
Total Heated 3,089 SQ FT.

Covered Lanai 485 SQ FT.
Garage..... 604 SQ FT.
Entry..... 40 SQ FT.
Total Area 4,218 SQ FT.

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



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VILLA TRENTO



3 BEDROOMS, 3 BATHS O.D. 61'x90'

First Floor Heated	2,722 sq. ft.
Total Heated	2,722 sq. ft.
Garage	674 sq. ft.
Covered Veranda	297 sq. ft.
Covered Entrance	62 sq. ft.
Total	3,755 sq. ft.



THE SAN CLEMENTE



*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

3 BEDROOMS PLUS DEN 2-1/2 BATHS O. D. 65'-5" X 73'-5"

Heated Area..... 2,772 SQ. FT.
Covered Lanai 280 SQ. FT.
Garage..... 612 SQ. FT.
Entry..... 93 SQ. FT.
Total Area 3,757 SQ. FT.

Patio 350 SQ. FT.

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



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VILLA TUSCANY



SECOND FLOOR

*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

O.D. 52' x 83'-5"

Main house heated	2557
Bedroom #3	355
Total heated	2812
Garage	595
Entry	82
Total under roof	3494
Courtyard	905
Balcony	138

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



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VILLA TRAMONTI



3 BEDROOMS, 3 BATHS
O.D. 63'x98'

First Floor Heated	2,873 sq. ft.
Total Heated	2,873 sq. ft.
Garage	672 sq. ft.
Covered Loggia /Veranda	588 sq. ft.
Covered Entrance	54 sq. ft.
Total	4,187 sq. ft.



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THE TORINO



*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

3 BEDROOMS PLUS STUDY 3-1/2 BATHS O. D. 66'-6" x 88'-0"

Heated Area..... 3,059 SQ FT.
Covered Lanai..... 472 SQ FT.
Garage..... 664 SQ FT.
Entry..... 167 SQ FT.
Total Area 4,342
SQ FT.

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



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THE SANTORINI



*All plans and elevations are conceptual and need to be approved by Grande Dunes Architectural Review Committee.

3 BEDROOMS PLUS DEN 4 BATHS

O. D. 62'-0" x 94'-6"

Heated Area..... 3,133 SQ FT.
Covered Lanai 412 SQ FT.
Garage..... 557 SQ FT.
Entry..... 119 SQ FT.
Total Area 4,221 SQ FT.

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



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VILLA PACHINO



FIRST FLOOR PLAN

3 BEDROOMS, 4 BATHS
O.D. 62'x87'

First Floor Heated 2,768 sq. ft.

Second Floor Heated 654 sq. ft.

Total Heated 3,422 sq. ft.

Garage 612 sq. ft.

Covered Veranda 329 sq. ft.

Covered Upper Terrace 216 sq. ft.

Covered Entrance 62 sq. ft.

Total 4,641 sq. ft.

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



SECOND FLOOR PLAN



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THE CALAIS



4 BEDROOMS, 4 BATHS
2-1/2 BATHS
O. D. 102'-0" x 94'-6"

First Floor Heated Area 4,030 SQ FT.
 Second Floor Heated Area .. 1,634 SQ FT.
 Total Heated 5,664 SQ FT.

First Floor Lanai 868 SQ FT.
 Second Floor Lanai 476 SQ FT.
 Garage 1,224 SQ FT.
 Entry 134 SQ FT.
 Total Area 8,366 SQ FT.

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



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