



SEA TRAIL®

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NATIONS★HOMES II
Building the American Dream

MYRTLE BEACH, SOUTH CAROLINA

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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

CUSTOM HOME FEATURES

EXTERIOR

- ★ Fiber cement siding
- ★ Fiber cement fascia, soffit and trim
- ★ Brick accents / front elevation (optional)
- ★ Raised panel or louvered vinyl shutters
- ★ Self-sealing 30 year "architectural" fiberglass shingles
- ★ Continuous ridge vent and ventilated soffits
- ★ LOW - E white vinyl single hung windows with insulated double pane glass and screens
- ★ Painted fiberglass front door
- ★ Painted fiberglass entry doors
- ★ White vinyl insulated sliding patio doors with screen
- ★ Handle set lock on front door
- ★ Raised panel steel garage doors
- ★ Monolithic concrete foundation
- ★ 1500 sq.ft Concrete drive to street w/ shell finish
- ★ Decorative mailbox at curb
- ★ 14' x 10' concrete patio or as per plan
- ★ Professionally landscape package (\$10,000 Allowance)
- ★ Upgraded lot prep allowance

INTERIOR

- ★ Ceiling heights are 9' high on the first floor and 8' high on the second floor unless otherwise noted on the plans
- ★ Living areas to have volume ceilings as per plan
- ★ Smooth finish on ceilings
- ★ Rounded sheetrock corners
- ★ Latex flat finish paint on all interior walls
- ★ Latex semi-gloss finish paint on interior trim
- ★ Smooth skin 2-panel interior doors
- ★ 3 1/4" casing and 7 1/4" Baseboard
- ★ 1 Piece Crown Molding Main Living Area
- ★ Flat panel maple cabinets with 42" upper wall cabinets

- ★ Granite counter tops in kitchen with ceramic tile backsplash
- ★ 12" ceramic tile flooring in the foyer, kitchen, breakfast, laundry room and all bath rooms.
- ★ Hardwood flooring in the great room
- ★ Durable carpet with 7lb pad in balance of home
- ★ 52" high mirrors in master bath
- ★ Glass shower door in master bath
- ★ Brushed nickel levered door handles
- ★ Ventilated vinyl coated shelving in closets.
- ★ Garage walls to be sheetrocked, trimmed and painted.
- ★ Washer and dryer connections

PLUMBING

- ★ 8" spread bath faucets
- ★ Tiled shower in master bath per plan
- ★ Glass door for master shower
- ★ Fiberglass tub in master bath per plan
- ★ Guest baths to have a fiberglass tub/shower
- ★ Decorative faucets w/ 8" spread in all bathrooms
- ★ Water line for ice maker
- ★ 50 gallon gas water heater
- ★ 2 exterior hose bibs
- ★ 8" deep stainless steel kitchen sink w/ stainless steel single handle faucet
- ★ White cultured marble vanity tops
- ★ Thickened bullnose edging for master bath vanity tops
- ★ Water saving toilets with elongated bowl

APPLIANCES

- ★ Stainless Steel Whirlpool Appliances
- ★ Energy Star, multi-cycle Dishwasher
- ★ Free Standing gas range
- ★ Microwave hood combo
- ★ 1/3 HP disposal

HEATING, AIR CONDITIONING & VENTILATION

- ★ Gas / Hybrid SEER HVAC system professionally sized for each home
- ★ Bathroom exhaust fans vented to the outside
- ★ Dryer vented to the outside

ELECTRIC

- ★ 110/220 V 200 Amp service with 200 amp breaker panel box located in garage
- ★ Pre-wire for garage door opener
- ★ Brushed Nickel light fixture package
- ★ Smoke detectors per local building code
- ★ (2) outdoor waterproof receptacles
- ★ Ground fault circuit interrupter on designated kitchen, bath, and outside electrical outlets
- ★ (1) Ceiling fan in Great Room
- ★ Ceiling fan pre-wire in all bedrooms
- ★ (2) Phone jacks
- ★ (4) Cable jacks
- ★ (25) Recessed Cans

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

- ★ Appliances \$5000
- ★ Cabinets \$10000
- ★ Landscape \$10000
- ★ Site Prep. \$5000
- ★ Lights \$3,500

Subject to change without notice. All options may not be available on all plans. Please consult your sales agent for plan specific options.
Revised: 06/30/15

THE MYRTLE



OPTIONAL SCREENED PORCH

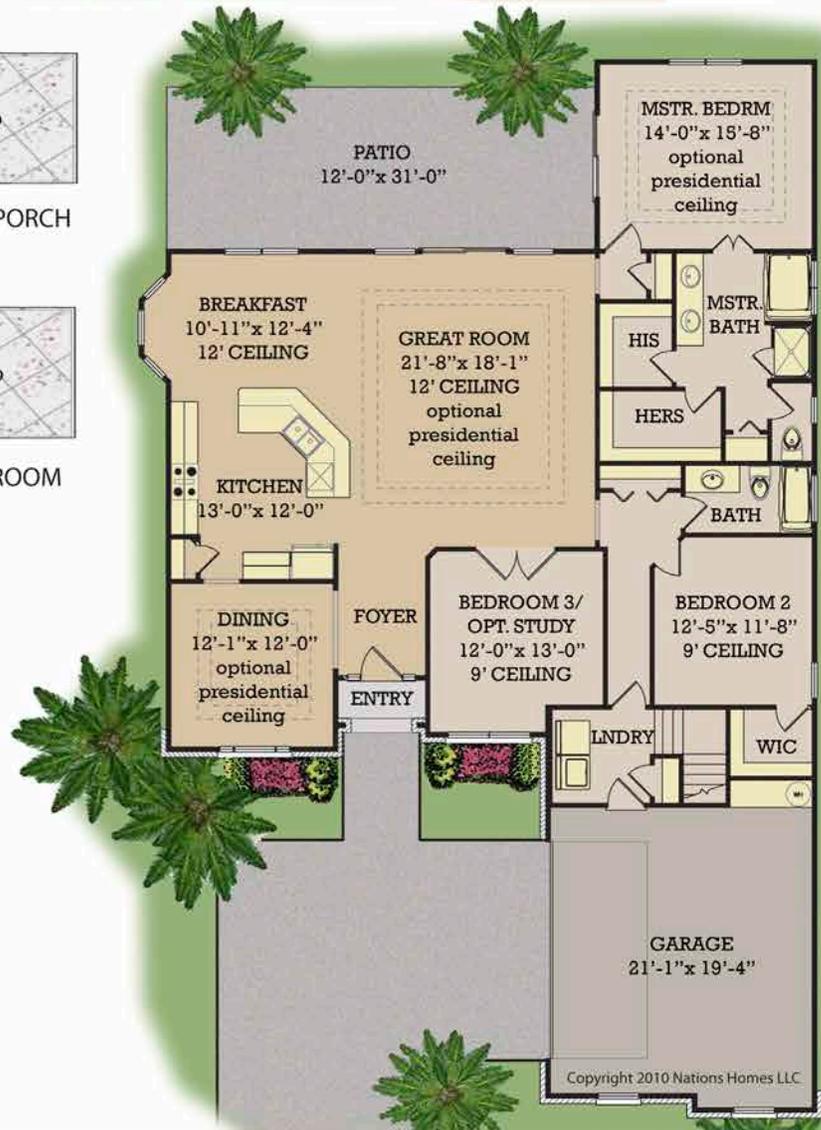


OPTIONAL CAROLINA ROOM

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.

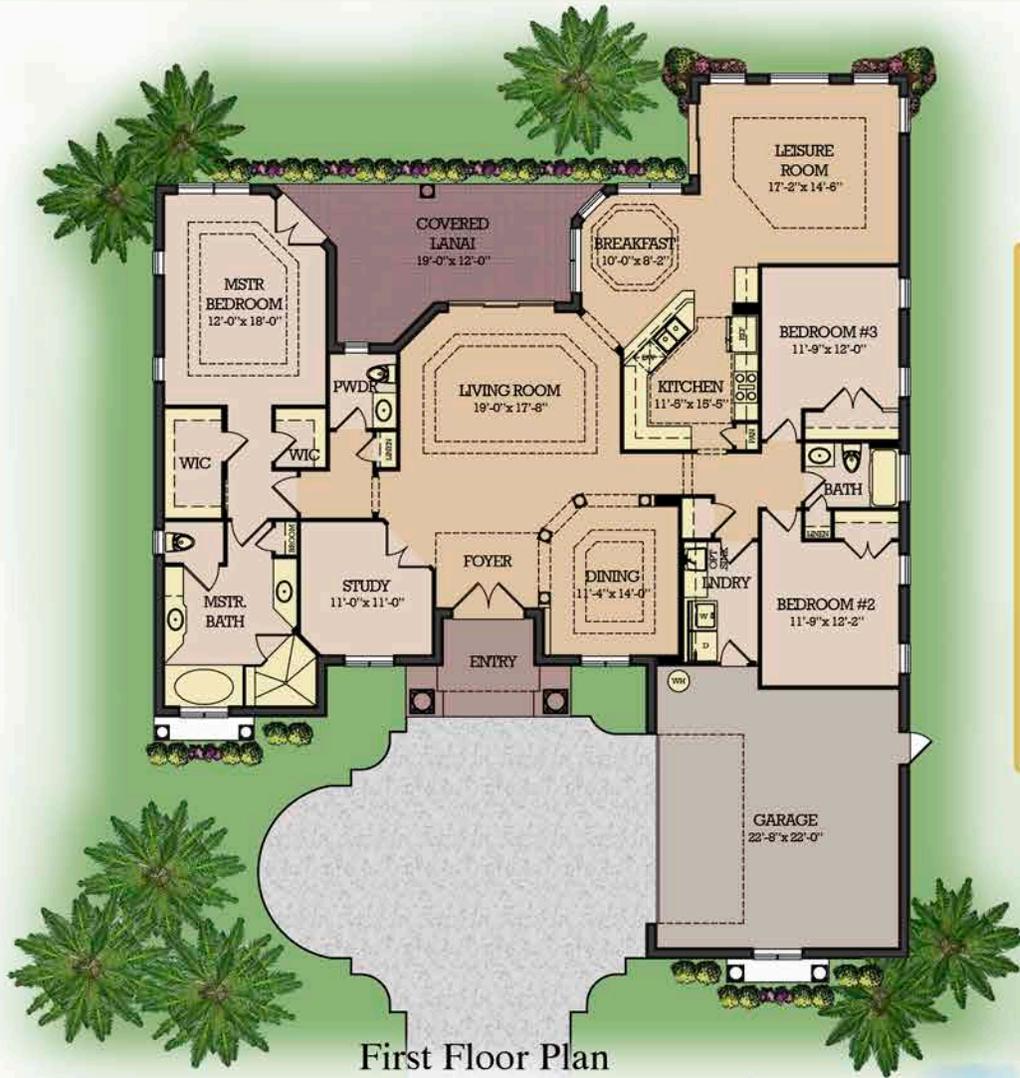


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All dimensions and areas are approximate

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.
Total	3,311 sq. ft.
* Photos may show features not included in base price. All dimensions and areas are approximate.	

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



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.

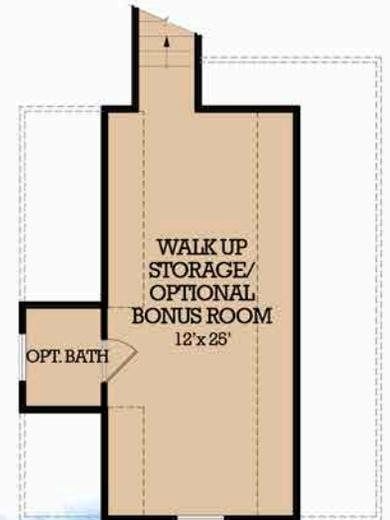
Garage 583 sq. ft.

Covered Veranda 210 sq. ft.

Covered Entrance 193 sq. ft.

Total 3,719 sq. ft.

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

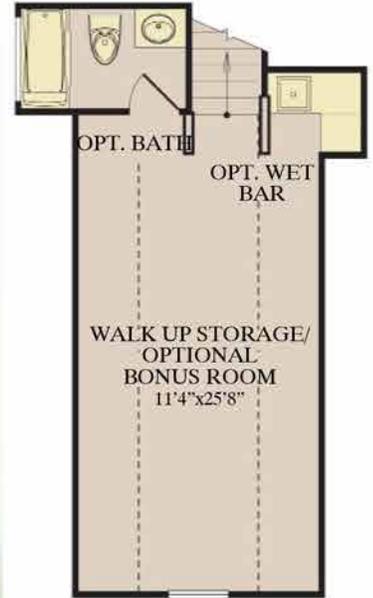


* OPTIONAL BRICK AND METAL ACCENTS ON FRONT ELEVATION

THE SAN CLEMENTE



First Floor Plan



Walk up Storage/
Optional Bonus Room
Floor Plan

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.

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



* OPTIONAL STONE AND STUCCO ACCENTS ON FRONT ELEVATION

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THE CRAFTSMAN



3 BEDROOMS, 4 BATHS	
O.D. 56'x85'	
First Floor Heated	2,408 sq. ft.
Bonus Room Heated	632 sq. ft.
Total Heated	3,040 sq. ft.
Garage	658 sq. ft.
Screened Porch	214 sq. ft.
Covered Entrance	44 sq. ft.
Total	3,956 sq. ft.



PINE LAKE



PINE LAKES ESTATES MODEL

* OPTIONAL BRICK AND STUCCO ACCENTS ON FRONT ELEVATION



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.
Total Heated	3,230 sq. ft.
Garage	673 sq. ft.
Covered Entry	74 sq. ft.
Screened Lanai	325 sq. ft.
Total Under Roof	4,302 sq. ft.
Patio	230 sq. ft.

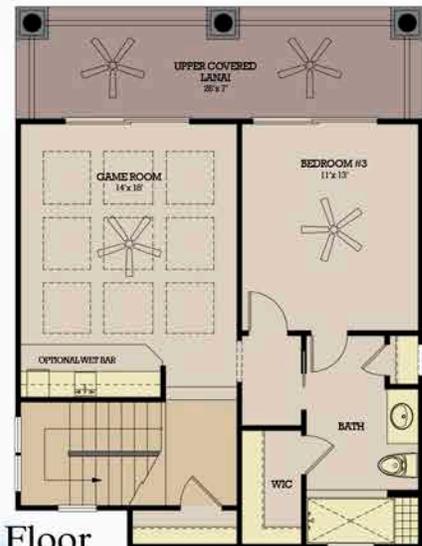
* Photos may show features not included in base price. All dimensions and areas are approximate.

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.
Screened Lanai	286 sq. ft.
Entry Porch	67 sq. ft.
Upper Cov. Lanai	191 sq. ft.
Total	4,516 sq. ft.



Second Floor

