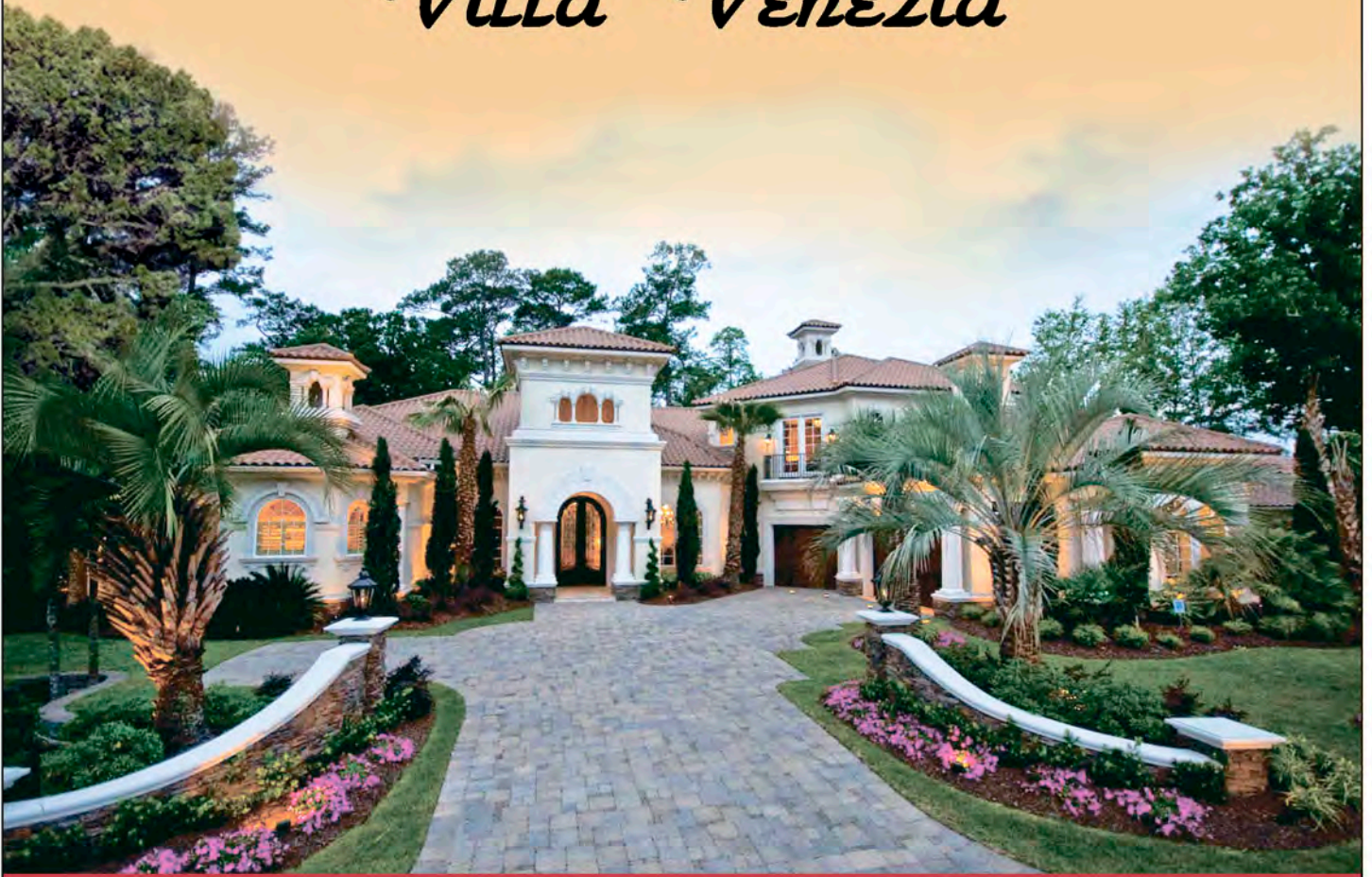




Grande Dunes

*Villa Venezia*



**NATIONS★HOMES<sup>II</sup>**  
*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*





# Villa Venezia

## PRICE LIST

### Courtyard House Price List

| <b>Plan</b>               | <b>Heated Square Feet</b> | <b>Square Feet Under Roof</b> | <b>Base Price</b> |
|---------------------------|---------------------------|-------------------------------|-------------------|
| Inverni                   | 2000                      | 2520                          | \$ 544,833        |
| The Valencia              | 2207                      | 2988                          | \$ 591,766        |
| Villa Verona "Courtyard"  | 2244                      | 3514                          | \$ 626,728        |
| Villa Naples              | 2556                      | 3429                          | \$ 645,530        |
| Villa Tuscany "Courtyard" | 2812                      | 3494                          | \$ 653,518        |

### Value Series House Price List

| <b>Plan</b>               | <b>Heated Square Feet</b> | <b>Square Feet Under Roof</b> | <b>Base Price</b> |
|---------------------------|---------------------------|-------------------------------|-------------------|
| Inverni                   | 2000                      | 2520                          | \$ 514,349        |
| The Valencia              | 2207                      | 2988                          | \$ 569,603        |
| Villa Verona "Courtyard"  | 2244                      | 3514                          | \$ 594,009        |
| Villa Naples              | 2556                      | 3429                          | \$ 619,627        |
| Villa Tuscany "Courtyard" | 2812                      | 3494                          | \$ 628,213        |

**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

| <b>Plan</b>               | <b>Heated Square Feet</b> | <b>Square Feet Under Roof</b> | <b>Base Price</b> |
|---------------------------|---------------------------|-------------------------------|-------------------|
| Inverni                   | 2000                      | 2520                          | \$ 611,707        |
| The Valencia              | 2207                      | 2988                          | \$ 659,002        |
| Pasadena                  | 2410                      | 3412                          | \$ 678,045        |
| Cyprus                    | 2512                      | 3311                          | \$ 691,913        |
| Villa Verona "Courtyard"  | 2244                      | 3514                          | \$ 693,983        |
| Villa Trento              | 2722                      | 3755                          | \$ 711,197        |
| San Clemente              | 2772                      | 3757                          | \$ 712,255        |
| Villa Naples              | 2556                      | 3429                          | \$ 712,743        |
| Villa Tuscany "Courtyard" | 2812                      | 3494                          | \$ 722,060        |
| Vencenzo                  | 2719                      | 4218                          | \$ 720,198        |
| Villa Tramonti            | 2873                      | 4187                          | \$ 734,283        |
| Santorini                 | 3133                      | 4221                          | \$ 778,665        |
| Torino                    | 3059                      | 4342                          | \$ 790,673        |
| Pachino                   | 3422                      | 4641                          | \$ 814,233        |
| Rimini                    | 3769                      | 5683                          | \$ 892,324        |

*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*

02/23/2018 15/7



# Villa Venezia

## 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 \$4,000.00
- 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
- 2 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.

06-16-17



# THE INVERNI



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

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

Heated Area..... 2000 SQ. FT.  
Total Heated ..... 2,000 SQ. FT.

Garage..... 458 SQ. FT.  
Entry..... 62 SQ. FT.  
Total Area ..... 2,520 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 VALENCIA



## 3 BEDROOMS, 2 BATHS O.D. 52'x30'

|                   |               |
|-------------------|---------------|
| Main Floor Heated | 2,196 sq. ft. |
| Total Heated      | 2,196 sq. ft. |
| Garage            | 459 sq. ft.   |
| Covered Entrance  | 60 sq. ft.    |
| Covered Veranda   | 234 sq. ft.   |
| Total             | 2,949 sq. ft. |

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





# THE PASADENA



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

FIRST FLOOR

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

Heated Area..... 2,410 SQ. FT.  
Total Heated ..... 2,410 SQ. FT.

Covered Lanai ..... 270 SQ. FT.  
Screened Porch..... 175 SQ. FT.  
Garage..... 553 SQ. FT.  
Entry..... 54 SQ. FT.  
Total Area ..... 3,462 SQ. FT.

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



\*Shown with optional stone.

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# THE CYPRUS



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## 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 VERONA



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

O.D. 50' x 85'

|                         |      |
|-------------------------|------|
| Main house heated ..... | 1944 |
| Cabana.....             | 300  |
| Total heated.....       | 2244 |
| Garage.....             | 512  |
| Covered lanai.....      | 350  |
| Entry.....              | 58   |
| Total under roof .....  | 3164 |
| Courtyard .....         | 425  |

\*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.           |
| <b>Total</b>       | <b>3,755 sq. ft.</b> |

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





# THE SAN CLEMENTE



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

## 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.

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# VILLA NAPLES



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

## 3 BEDROOMS, 3.5 BATHS O.D. 82' x 50'

|                         |                      |
|-------------------------|----------------------|
| First Floor Heated Area | 2,556 sq. ft.        |
| Garage                  | 555 sq. ft.          |
| Covered Entry           | 30 sq. ft.           |
| Covered Veranda         | 228 sq. ft.          |
| <b>Total Under Roof</b> | <b>3,429 sq. ft.</b> |

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



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# VILLA TUSCANY



FIRST FLOOR



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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# THE VENCENZO



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

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.

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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<br>/Veranda | 588 sq. ft.   |
| Covered Entrance           | 54 sq. ft.    |
| Total                      | 4,187 sq. ft. |

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



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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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# 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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# 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.



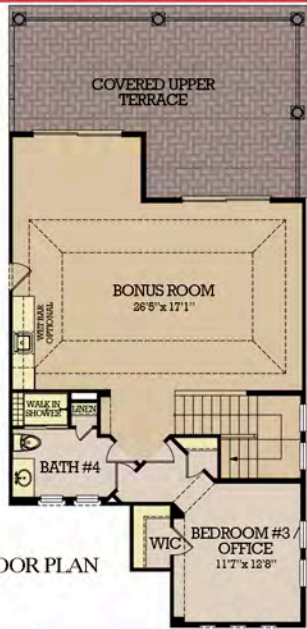
SECOND FLOOR PLAN

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





# VILLA RIMINI



SECOND FLOOR PLAN

## 4 BEDROOMS, 4 BATHS O.D. 63'x91'

First Floor Heated 2,832 sq. ft.

Second Floor Heated 937 sq. ft.

Total Heated 3,769 sq. ft.

Garage #1 599 sq. ft.

Garage #2 208 sq. ft.

Covered Veranda 661 sq. ft.

Covered Upper Terrace 384 sq. ft.

Covered Entrance 62 sq. ft.

Total 5,683 sq. ft.

\* Photos may show features not included in base price.  
All dimensions and areas are approximate.  
Prices subject to change without notice.



FIRST FLOOR PLAN

